# Development Impact Assessment – Summary Findings

Tree ID	Impact	Impact Description	Mitigation Measures	Recommendations	
1	Low	No Impact – improvement with development towards existing encroachments.	Undertake works within TPZ with care	Apply tree protection plan and tree protection measures during construction of development	
2	Low	Development shows a net reduction in encroachment to TPZ. Works on edge of SRZ. Upper-level slab over part of TPZ.	Undertake works on edge of SRZ with care. Upper level supports not to impact on the TPZ or SRZ. Provide irrigation under upper-level slab. Utilize permeable materials in play area	Tree protection plan and tree protection measures during construction of development	
3	Low	Building encroachment into TPZ less than 10%. Upper-level slab over part of TPZ.	Upper level supports not to impact on the TPZ or SRZ. Irrigation under upper-level slab. Utilize permeable materials in play area	Tree protection plan and tree protection measures during construction or development. Removal of dead wood.	
4	Low	Building encroachment into TPZ less than 10%. Upper-level slab over part of TPZ.	Upper level supports not to impact on the TPZ or SRZ. Irrigation under upper-level slab. Utilize permeable materials in play area	Tree protection plan and tree protection measures during construction. During development. Removal of dead wood.	
5	Moderate	Building encroachment into TPZ greater than 10% and within SRZ. Open growing environment contiguous available in neighboring property and landscaped/Play area.	Consider undertaking further preliminary investigations such as root investigation using non dig methods. Consider tree friendly design to minimize encroachment impacts within SRZ and TPZ.	Tree protection plan and tree protection measures during construction. During development. Works under direction of project arborist. Undertake whilst tree is dormant is practicable.	

#### **DISCUSSION**

A site visit was undertaken to determine those trees that may be impacted by the proposed development with all these trees located on adjacent land. Five (5) trees were recognized as potentially impacted by activities associated with the development. Two trees (**Tree 2 & 5**) are considered regulated trees under the local development Act. However as described below, development will likely have minimal impact on the **Tree 2** and a moderate impact to **Tree 5** long term health and viability.

The development proposed will modify the existing site by developing over this area thereby turning much of the open space area of the yard into impervious material, including car parking areas and the ground level of the proposed building. The remaining site area will be occupied by open landscaped areas including an area of 'deep planting' near the street frontage and an outdoor play area at the rear of the site. An upper-level slab will also overhang parts of the outdoor play area potentially impacting on the growing environment of the trees.

**Tree 1** is growing in Council Land and the existing house driveway and slope of the land means that the development will have a minimal impact on the tree. However, protection of the tree is required during construction and this best articulated through a Tree Protection Plan.

The proposed development in its current form is likely to impact on the health and stability of **Tree 5**, with roots that may be required to be cut located within the Structural Root Zone (SRZ). Further investigation may be required and or engineering design considerations to reduce any potential impacts as a result of encroachments.

Where cut is required within the TPZ of **Tree 5** any roots encountered can be cut (preferable whilst the tree is dormant). The Genus *Liquidambar* tolerates root pruning evident by the commercial sale of these trees as bare rooted plants. Crown reduction may be required to compensate for any root loss and this is best determined by ongoing monitoring of the tree as recommended within this report. It should be noted that any roots cut will likely rejuvenate and an important factor to consider is avoiding any root disturbance within the recognized structural Root Zone.

Hydro-excavation should be used to expose identify and if required, cut any existing roots. Hydro-excavation will help to clearly identify any tree roots and allow clean cutting of these roots. This work should occur under the direction of a project arborist as recommended with AS4970-2009 Protection of Trees on Developments Sites. **Tree 5** is growing in the neighboring yard and as the site has been developed and yard established, no further changes to its growing environment are foreseeable. In other words, the tree despite the proposed development and potential need to cut roots within the Tree Protection Zone, the species will likely tolerate this impact should the recommendations identified in this report be applied.

**Tree 2** is the only regulated tree assessed as part this report. **Tree 2** is identified as a *Eucalyptus sp.* No fruit was available to accurately identify the tree species. The tree is growing in a highly modified growing environment (carpark) and is likely self-sown. The development proposed would likely have minimal impact to this tree. The regulated Eucalyptus would likely have deep sinker roots well below the ground level of the existing carpark. Therefore, much of the root system sustaining the tree would be occurring within the existing carpark.

There is also minimal impact on **Trees 3 and 4** by the proposed building works. The upper-level slab however overhangs part of the outdoor play area within the TPZs of these trees, and of **Tree 2.** The outdoor play area should be designed to minimize further impacts on the trees (by earthworks, changing in levels and sealing of surfaces). Supplementary irrigation should also be provided in the area overhung by the upper-level deck.

### **CONCLUSION AND RECOMMENDATIONS**

Based on the findings of this assessment, it is recommended that the following be applied:

#### 1.) Design Considerations

1.2 The proposed development has been modified to reduce encroachments. There is however still a major encroachment into **Tree 5.** Engineer 'Tree friendly' design Modification or further investigation may include:

- a. Exploratory root investigation to further assist in the determination of any design changes to minimize potential impact.
- b. Non-dig foundation within the TPZ area of the tree.
- 1.3 The upper-level slab overhanging Tree 2 requires the outdoor play area to be designed to minimize impacts on trees such as earthworks, changing in levels and sealing of surfaces. Supplementary irrigation should also be provided in the area overhung by the upper-level deck and permeable materials used within the play area to allow for a infiltration and oxygen exchange.

#### 2) Tree Protection requirements:

- 2.1 A Tree Protection Zone plan be developed and applied during the construction of the project and activities within these zones restricted (see appendix C).
- 2.2 Where cut is required within the TPZ of Tree 5 this must be done under the direct supervision of a Project Arborist.
- 2.3 A project Arborist engaged to develop a Tree Protection Plan in accordance with AS4970-2009 Protection of Trees on Development Sites.
- 2.4 The Tree Protection Plan should be documented and made available to all site workers.
- 2.5. The Tree Protection Plan should be monitored by nominated Project Arborist A certificate of compliance provided at the completion of the project.

#### 3.) Maintenance Plan Requirements:

- 3.1 The Monterey Cypress trees (Tree 4 & 5) should be dead-wooded, hazard assessment undertaken and lifted prior to construction.
- 3.2 All trees to be monitored annually.
- 3.3 Any pruning of trees to be undertaken by a suitable qualified Arborist with minimum Cert 3 Arboriculture or equivalent.

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### **Appendix A -Plan and Schematics**

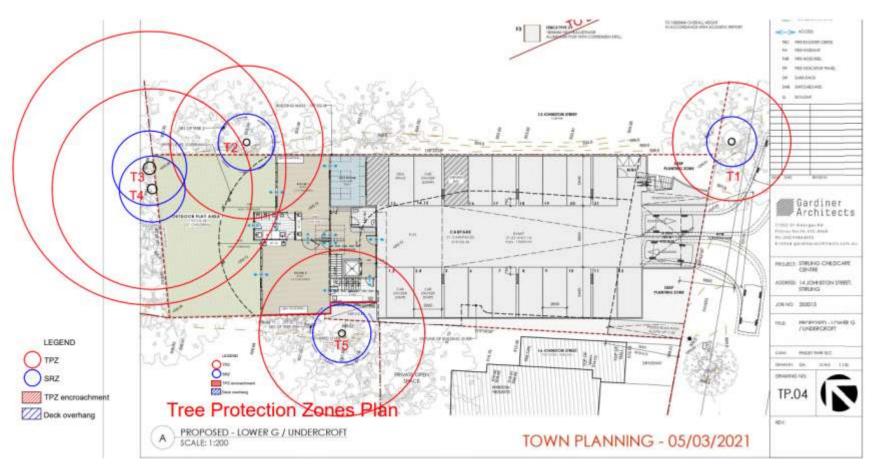


Figure –2 showing Tree Protection Zones of Proposed site.

# **Appendix G1**

Addendum Tree Report



# Appendix B – Tree Assessment Findings

# TREE 1

Botanical Name	Liquidambar styraciflua		
Common Name	Liquidambar		
Legislative Status	Unregulated		
Assessment Date	24/2/21		10
Jseful Life Expectancy	>20 years		
leight (m)	15-20	4.5	
Crown Density %)	70		
Circumference (m)	<2		<b>L</b>
Retention rating	High	Į.	10.25
Live Crown Ratio (%)	55	1	2.54
-lealth	Very Good – Moderate vigoupests.	r, health	y leaves, fro
Structure/Form	Tree structure & form is consdiving to support SW orienta throughout, fair, emergent cr form. Minor dead wood.	ed crow	n. Regular l
Landscape Retent	ion Rating		
Works	No works required		Priori

# TREE 2

Botanical Name	Eucalyptus sp	
Common Name	Eucalypt	
Legislative Status	Regulated	
Assessment Date	24/2/21	
Useful Life Expectancy	>20 years	
Height (m)	20-25	
Crown Density (%)	60	
Circumference (m)	>2	
Retention rating	Moderate	
Live Crown Ratio (%)	30	



Health	Good – moderate vigour, healthy leaves, free from disease or pests.
Structure/Form	Tree structure & form is good. Single trunk to 8m then dividing to codominant leaders supporting small crown. Irregular branching throughout.

Landscape Retention Rating		Moderate	
Works	Nil	Priority	N/A

**Notes:** This tree is located in neighbouring property (12 Johnson street) – Private ownership. Tree located approximately 1m from property boundary. Tree is Regulated under the Development Act.

Cupressus macrocarpa
Monterey Cypress
Unregulated
24/2/21
>20 years
20-25
75
>3
Low
8-



Health	Good – moderate vigour, healthy leaves, free from disease or pests.
Structure/Form	Tree structure & form is good. Acaulescent trunk support large crown. Regular branching throughout, moderate volume of deadwood throughout crowns.

Landscape Retention Rating		Low	
Works	Deadwood removal	Priority	Low

Notes: This tree is located in neighbouring property (6-10) – Private ownership

# TREE 5

Botanical Name	Liquidambar styraciflua
Common Name	Liquidambar
Legislative Status	Regulated
Assessment Date	24/2/21
Useful Life Expectancy	>20 years
Height (m)	10-15
Crown Density (%)	80
Circumference (m)	>2
Retention rating	High
Live Crown Ratio (%)	75

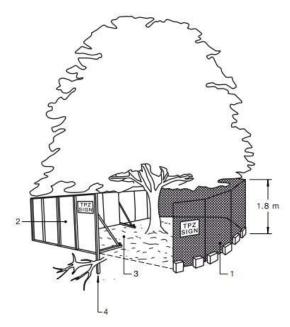


Health	Very Good – High vigour, healthy leaves, free from disease or pests.			
Structure/Form	Tree structure & form is considered good. Single trunk to 2m then diving to support large crown. Regular branching throughout, emergent crown. Typical ascending form. Located within 20m of dwelling. Tree is regulated from tree damaging activity except for removal.			

Landscape Retention Rating		High	
Works	No works required	Priority	N/A

**Notes:** This tree is located in neighbouring property (16 Johnston Street) – Private ownership.

## **Appendix C - Tree Protection Measures - Guidelines**



#### 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.

Image B - Protective Fencing to be installed around tree.

#### **Activities restricted within the TPZ**

Activities generally excluded from the TPZ include but are not limited to—

- (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;
- (i) placement of fill;
- (k) lighting of fires;
- (I) soil level changes;
- (m) temporary or permanent installation of utilities and signs, and
- (n) physical damage to the tree.

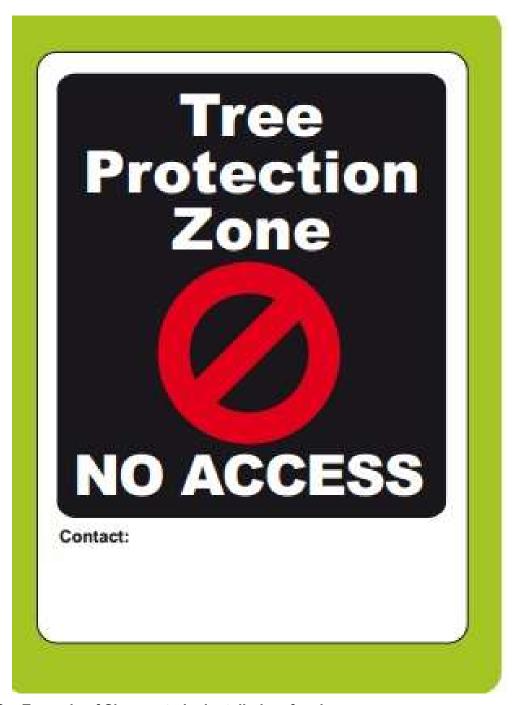


Image C - Example of Signage to be installed on fencing.



#### TERTIARY TREE CONSULTING PTY LTD

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5 Million Professional Indemnity Insurance 20 Million Public Liability Insurance

Date 26 August 2021

## **Addendum Report**

# Tree 5 Revision A, Arboricultural Impact **Assessment, and Tree Protection Plan**

#### CLIENT

Trice Project and Development, Attention: Derek Royans 225 Fullarton Road Eastwood SA 5063 T: 08 8232 0655 M: 0420 942 322 E: derek.royans@trice.com.au

#### SITE ADDRESS

14 Johnston Street Stirling SA 5152









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#### 2. INTRODUCTION:

- 2.1 On 11 August 2021, Derek Royans of Trice Project & Development Mangers for and on behalf of 14 Johnston Pty Ltd engaged Tertiary Tree Consulting to supervise a hydro vac nondestructive excavation and write an addendum report for tree 5 located within the rear yard of the site 29 Milan Terrace Stirling SA 5152. This tree is within a neighbouring yard to the proposed development site 14 Johnston Street Stirling SA 5152. This tree is known as tree 5 in previous reports and so is known as tree 5 herein this report.
- 2.2 The supervised hydro vac nondestructive excavation occurred on 23 August 2021 to assess the viability of a proposed pier and beam footing. This report will detail the condition of the nominated tree, specify the tree protection zones (TPZ) and structural root zones (SRZ) as a radius from the centre of the tree trunk at ground level. Further detailed will be the condition and legal status of the nominated tree. Recommendations for removal or retention will be based on the retention value, the tree hazard potential SULE Rating and its compatibility with the proposed development.
- 2.3 To achieve the objectives of the report, the tree will be assessed noting the species, size, and general condition. The tree will be assessed using the internationally recognised VTA assessment method for above ground parts and a hydrovac will be used for root mapping. Tree characteristics and eventual size will be taken into consideration as will the trees position in relation to structures and hardscapes. Recommendations will be outlined in section 5 of the report. A detailed list of the tree survey will be provided in Appendix 2 of the report. An existing numerical system has been used to identify the tree for this report and future reference on this job site.

#### 3. METHODOLOGY:

- 3.1 The tree was assessed using the standard Visual Tree Assessment technique (VTA). The tree was assessed from the ground for this letter of assessment.
- 3.2 A Yamayo Million Diameter Tape was used to obtain the diameter at breast height (DBH) as recommended at 1.4 metres unless otherwise stated due to variations in the trees form. This aforementioned measuring device was used to measure the circumference at 1 metre above ground level and the root buttress diameter (RBD).
- 3.3 The height of the tree was estimated, and the spread of the trees canopy was estimated due to access restriction.
- 3.4 An iPhone 8 camera was used to take all photographs in this letter of assessment.
- 3.5 The SULE rating system has been used as a guide to assist in determining the Safe Useful Life Expectancy of the tree surveyed. Refer to Appendices 1.
- 3.6 A hydrovac was used to complete nondestructive excavation within the proposed pier locations and were backfilled the following day. A temporary fence was installed to make safe the area while the excavation trenches were exposed.

#### 4. DISCUSSION AND TREE PROTECTIONS:

4.1 The Minimum AQF level 5 Project Arborist must be engaged to advise and supervise the required tree protection actions to be undertaken during all the development stages. The Minimum AQF level 5 Project Arborist has the responsibility of both monitoring and certifying the Tree Protection Plan. There must be no deviation/alteration to the Tree Protection Plan without written consent from the Minimum AQF level 5 Project Arborist under the written consent of the governing authority as required by AS4970-2009.

#### 4.1.1 Unauthorised alteration of recommendations in this report actions absolute nullity of this report.

- 4.1.2 Only the Minimum AQF level 5 Project Arborist can write and submit the staged supervising and reporting as required within the section 4 Tree Protection Plan and section 5 Recommendations within this report as required by AS4970-2009.
- 4.2 A TPZ and SRZ are not a total exclusion zone. However, it must be demonstrated that tree sensitive techniques with low or no tree impact are used within a TPZ and SRZ. Through a properly monitored construction process as required by AS4970-2009, tree sensitive development systems inclusive of minimum AQF Level 5 Arborist supervision, will allow for a tree sensitive design. When implementing properly monitored tree sensitive designs, the AS4970-2009 TPZ and SRZ impact on trees is heavily reduced and or eliminated.
- 4.3 An engineering bore log must be used to assess the site soil.
- 4.3.1 Removal of soil within a TPZ can remove roots causing tree damage. If fill is proposed within any TPZ, it must be of a coarser grade than the existing site soil. Due to gaseous exchange restrictions created by fill between the site grade and atmosphere leading to tree root asphyxiation causing tree damage, and excavations removing roots causing tree damage, any proposed grade change within a TPZ be it excavation or fill including depths and material must be approved in writing by the minimum AQF level 5 Project Arborist and the local authority (refer the tree protection plan).
- 4.4 Based on the information provided by the client, the works will involve the construction of a new building, carpark, and associated landscaping. To achieve the works, the nominated tree to be retained is proposed to be protected for the duration of the works in accordance with AS4970-2009 Protection of Trees on Development Sites and science-based arboricultural literature. This will occur using tree sensitive development activities and protections where required to allow the works to proceed while protecting the tree. Options for managing the nominated retained tree in this report will be provided as required by AS4970-2009 and will form part of the conditions of consent.

#### 4.5.1 AS4970-2009 section 1.4.5 defines the SRZ as

"Structural root zone (SRZ)

The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres.

This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area".

#### 4.5.2 AS4970-2009 section 1.4.7 defines the TPZ as

"A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development."

#### 4.5.3 AS4970-2009 section 3.3.2 defines a minor encroachment as

"3.3.2 Minor encroachment If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ (see Clause 3.3.5), detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. Variations must be made by the project arborist considering relevant factors listed in Clause 3.3.4. The figures in Appendix D demonstrate some examples of possible encroachment into the TPZ up to 10% of the area."

#### 4.5.4 AS4970-2009 section 3.3.3 defines a major encroachment as

"If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ (see Clause 3.3.5), the project arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors listed in Clause 3.3.4."

#### 4.5.5 AS4970-2009 section 3.3.4 (h) refers to design factors,

"Tree sensitive construction measures such as pier and beam, suspended slabs, cantilevered building sections, screw piles and contiguous piling can minimize the impact of encroachment."

- 4.6 **Tree 5** nominated to be assessed is located within the neighbouring site to the west. The tree (Tree 5) is a regulated tree that is protected at this site under the *Planning Development and Infrastructure Act 2016* and the *Planning Development and Infrastructure Regulations 2017*.
  - 1. The tree shows good health.
  - 2. The tree shows average structure.
  - 3. The tree has a safe useful life expectancy of 15-40 years.
  - 4. The tree is a medium retention value tree.
  - 5. The TPZ encroachment for the proposed building is 21.7% therefore, a tree sensitive pier and beam footing is specified within the tree protection plan to reduce the impact to a low and acceptable level. The TPZ encroachment for the proposed front carpark is 8.8%, therefore, a tree sensitive pier and beam footing is specified within the tree protection plan to reduce the impact to a low and acceptable level. The impact for the proposed elevator shaft is 1.7% and is not within the SRZ which is low and acceptable. Therefore, these encroachments are a minor tree impact of <10% combined and are acceptable as stated in AS4970-2009 Protection of trees on development sites when considered within AS4970-2009 3.3.4 TPZ encroachment considerations. The considerations are,
    - "(a) Location and distribution of the roots to be determined through non-destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating

radar). Photographs should be taken and a root zone map prepared.

NOTE: Regardless of the method, roots must not be cut, bruised or frayed during the process. It is imperative that exposed roots are kept moist and the excavation back filled as soon as possible.

- (b) The potential loss of root mass resulting from the encroachment: number and size of roots.
- (c) Tree species and tolerance to root disturbance.
- (d) Age, vigour and size of the tree.
- (e) Lean and stability of the tree.

NOTE: Roots on the tension side are likely to be most important for supporting the tree and are likely to extend for a greater distance.

- (f) Soil characteristics and volume, topography and drainage.
- (g) The presence of existing or past structures or obstacles affecting root growth.
- (h) Design factors."
- 6. On Monday 23 August 2021, a nondestructive excavation was undertaken by South Vac. This was supervised by Tertiary Tree Consulting. These works occurred in the nine proposed pier locations located within Tree 5's TPZ and were to a depth of 1400 mm. No roots were found deeper than 600 mm below ground level. 600 mm is the typical depth this tree species roots are expected to penetrate the soil. Refer appendix 5 for the pier locations.
- 6.1 **Pier 1:** 3 x roots were discovered with a diameter <10 mm. These roots can be pruned in favor of the development having no deleterious impact on the tree.
- 6.2 **Pier 2:** This location is full of rocks. 1 root <30 mm diameter and 1 root <10 mm diameter was discovered. These roots can be pruned in favor of the proposed development having no deleterious impact on the tree.
- 6.3 **Pier 3:** No roots located.
- 6.4 **Pier 4:** 1 x 50 mm diameter root in the east side of the pier trench. An offset was undertaken to location 4A.
- 6.5 **Pier 4A:** 1 x 50 mm diameter root in the west side of the pier trench. Pier 4A is to be located between the discovered roots. A gap is available of >800 mm in diameter. The pier circumference is only 600 mm in diameter.
- 6.6 **Pier 6:** No roots located.
- 6.7 Pier 7: 1 x 100 mm diameter root discovered. An offset was undertaken to location 7A.
- 6.8 **Pier 7A:** 1  $\times$  <10 mm diameter root was discovered. This root can be pruned in favor of the development having no deleterious impact on the tree.
- 6.9 **Pier 8:** No roots from tree 5. The roots in this location are from the nonprotected Cotoneaster sp. tree that is not required to be assessed and is to be removed as part of the development.
- 6.10 **Pier 9:** No roots from tree 5. The roots are from the nonprotected *Alder* sp. tree that is not required to be assessed and is to be removed as part of the development.
- 6.11 **Pier 10:** was not required to be undertaken as it is located under an existing concrete footing to be demolished.
- 6.12 Refer appendix 3.

- 7. For all excavation, the methods within the tree protection plan herein this report must be followed.
- 8. The potential loss of root mass is negligible as the TPZ impact for the rear yard works is < 10% due to the tree sensitive designs.
- 9. The tree has good health, vigor, and structure, is not leaning and is stable in the ground. The tree is a species moderately tolerant to root disturbance. Further, the acceptable amount of roots lost will quickly be replaced as trees replace fine feeder roots every week to six months depending on thickness (Hirons and Thomas 2018), while new fine feeder roots proliferate within short periods of time from pruned roots (Gilman 2012).
- 10. The tree is not indigenous to the locality. The tree has evolved and acclimated well in the site soil.
- 11. The existing structurers within part of the TPZ being the garage is not affecting the trees health and vitality whatsoever, therefore, the tree has acclimated to the site and these hardscape areas are not an impediment to the tree.
- 12. Tree sensitive design factors are recommended for all works within the TPZ, inclusive of a pier and beam footing with the beams above the existing grade which is recommended within AS4970-2009 to reduce the impact of encroachments, therefore, the proposed development will have a low impact, therefore, will not cause tree damaging activity.
- 13. This tree is recommended to be retained and protected.
- 14. Refer appendix 1, 2, 3, 4, 5 and 6 for further information.
- 15. Refer the tree protection plan below for this tree's required tree protections and tree sensitive design methods throughout the proposed development.

### **4.7 TREE 5 TREE PROTECTION PLAN:**

- 1. Site Meeting: A site meeting must occur between The minimum AQF level 5 Project Arborist and the builder addressing the tree protection plan before site works commence inclusive of demolition works (AS4970-2009).
- Tree Watering: The TPZ is to be irrigated and kept moist for 4 weeks before site works commence and is to continue throughout the length of the project (AS4970-2009).
- 3. **Tree Nutrition:** Before site works commence and to enhance and facilitate new tree root growth, the TPZ is to be inoculated with QuadShot organic biological stimulant and *Trichoderma harzianum*. These measures will increase tree health and new fine feeder root growth. **This must be undertaken by the minimum AQF level 5 Project Arborist**. **This must be certified by the Project Arborist with the certification submitted to the local council** (Handreck and Black 2010).
- 4. Mulching The TPZ: Before site works commence and to enhance and facilitate tree health through nutrient cycling, within the TPZ area, the TPZ must have a layer of properly composted mulch complying with AS4454 covering it to a depth of between 50-100 mm only. Mulch choices include but are not limited to Jeffreys Biomatt and Jeffreys Recover No machinery is permitted within the TPZ to complete this task. The minimum AQF level 5 Project Arborist must certify the choice of mulch. The minimum AQF level 5 Project Arborist must certify the mulch is correctly installed with the certification submitted to the local council (AS4970-2009).

- 5. TPZ Fencing: A two-metre-tall temporary chain mesh tree protection fence must be installed in the location as drawn in appendix 5 complying with AS4687 and AS4970-2009. This will protect the TPZ/SRZ and vascular tissue while allowing the works to proceed. Signage identifying the TPZ must be attached to the TPZ fencing complying with AS4970-2009 and AS1319. The tree protection fencing must be installed prior to the commencement of any site works including demolition works. This fence must not be moved without consulting the minimum AQF level 5 Project Arborist (Refer the Tree Protection Plan appendix 5 in this report for further information). The minimum AQF level 5 Project Arborist must certify in writing the tree protection measures are correctly installed with certification documents submitted to the local council. This fence can be moved in consultation with The minimum AQF level 5 Project Arborist at the point of footing construction. (AS4970-2009).
- 6. Machinery Access: Machinery access is only permitted within the tree protection zone including the building and carpark footing footprint area under the direct supervision of the minimum AQF level 5 Project Arborist. Suitable ground protection such as rumble boards must first be laid to spread the load and stop soil compaction. The rumble boards must be approved in writing by the Project Arborist. The works within the TPZ must be directly supervised by the Project Arborist with certification documentation submitted to the local council (AS4970-2009). This may be required for works such as digging the elevator shaft and the bored piers.
- 7. **Grade Changes (Footing):** Except for the pier and elevator shaft locations. Within the area for the building and carpark footing, the soil within the TPZ must remain undisturbed with no grade change.
- 8. **Elevator Shaft:** Refer the machinery access section above for further instructions. These works must occur under the direct supervision of the minimum AQF level 5 Project Arborist with certification submitted to the local council.
- 9. **Bored Pier Footings:** Within the TPZ the footings must be pier and beam. The beam sections must be installed above the existing grade with an air gap. This means the only impact for the footing will be the footprint of each pier only keeping the impact low and acceptable. All pier trench works must be bored. **Refer the machinery access section above for further instructions. This must occur under the direct supervision of the minimum AQF level 5 Project Arborist with certification submitted to the local council** (AS4970-2009). Some fine feeder roots will be lost during these works. Trees replace fine feeder roots every week to six months depending on thickness (Hirons and Thomas 2018), therefore, will have no deleterious impact on the TPZ as the tree will quickly replace/regenerate these roots.
- 10. **Supplementary Irrigation:** A supplementary irrigation system must be installed under the proposed footing within the TPZ to ensure water continues to be delivered to the roots within this

part of the TPZ. This must be a dripper system laid on the existing grade, so no excavation is required. (Roberts et al., 2018).

- 11. Service Installation: Services must either be hung/fixed to the underside of the beam sections of the footing, or service trenches must be excavated with a hydrovac to ensure tree roots >40mm diameter are not damaged. Exposed tree roots are to be kept moist and the trench must be backfilled in a timeframe specified by the minimum AQF level 5 Project Arborist which will be determined by the weather at the time of works and the roots found during this process. This must occur under the direct supervision of the minimum AQF level 5 Project Arborist with certification submitted to the local council (Roberts et al., 2018; AS4970-2009). Some fine feeder roots will be lost during hydrovac works. Trees replace fine feeder roots every week to six months depending on thickness (Hirons and Thomas 2018), therefore, will have no deleterious impact on the TPZ as the tree will quickly replace/regenerate these roots.
- 12. Further Tree Protections: Unless specifically specified within section 4 herein this report, the following activities 1-14 inclusive are not permissible within any Tree Protection Zone and form part of the tree protection plan for the nominated trees to be retained.
  - 1. Machine excavation including trenching.
  - 2. Excavation for silt fencing
  - 3. cultivation
  - 4. Storage of materials.
  - 5. Preparation of chemicals including cement products.
  - 6. Parking of vehicles or plant.
  - 7. Refueling.
  - 8. Dumping of waste.
  - 9. Washing and cleaning of equipment.
  - 10. Placement/storage of fill.
  - 11. Lighting of fires.
  - 12. Soil level alterations
  - 13. Temporary or permanent installation of utilities and signs.
  - 14. Physical damage to the tree including attaching anything to the tree. (AS4970-2009)

#### 5. RECOMMENDATIONS:

- 5.1 After reviewing the site and the information provided by the client, the author of this report recommends the works that are proposed at this site proceed with the following actions.
- 5.2 Tree 5 is to be retained and protected.
- 5.3 Granted development approval is required before proceeding with the recommendations herein this report.
- 5.4 All tree protection measures must be in place as described in section 4 of this report prior to the commencement of any works. The installation of the tree protection measures in section 4 of this report will assist in reducing the impact to the tree(s) nominated for retention. The minimum AQF level 5 Project Arborist must certify the tree protection measures are correctly installed prior to commencement of any site works. The Project Arborist must submit these documents to council.
- 5.5 All works within the TPZ of the tree nominated in this report must be supervised and recorded by the minimum AQF level 5 Project Arborist as described in section 4 of this report. The Project Arborist must submit these documents to council. It is the client's responsibility to arrange site inspections and coordinate works with the minimum AQF level 5 Project Arborist.
- 5.6 Monthly inspections and reporting is required to ensure the nominated tree(s) is/are adequately protected. At the end of the works period the tree(s) will be inspected by the minimum AQF level 5 Project Arborist to determine if the tree(s) has/have been maintained adequately. **Upon this the compliance certificate can be issued by the minimum AQF level 5 Project Arborist as required by AS4970-2009.** The Project Arborist must submit these documents to council. If the tree(s) has/have been damaged or breaches of the Australian Standards have occurred, council will be contacted for further advice.
- 5.7 At practical completion the removal of all tree protection measures is required. The tree(s) herein this report will be inspected by the minimum AQF level 5 Project Arborist to determine if the tree(s) has/have been maintained in accordance with this report. From this inspection the certification of tree protection can be issued by the minimum AQF level 5 Project Arborist as required by AS4970-2009. The Project Arborist must submit this document to council.
- 5.8 At the end of the defects, liability / maintenance period, the final inspection of the tree(s) herein this report is required by the minimum AQF level 5 Project Arborist. From this inspection the final certification of tree condition can be issued by the minimum AQF level 5 Project Arborist as required by AS4970-2009. The Project Arborist must submit this document to council.
- 5.9 Following the tree protection plan and supervision recommendations for the retained tree(s) within this report will protect the nominated retained tree(s) during the proposed development, therefore, the proposed development will not constitute tree damaging activity and should proceed. All site-specific tree protection instructions listed in section 4 and 5 must be strictly adhered to.

Please do not hesitate to call if you have any questions regarding the contents of this letter of assessment.

Kind regards

021

Dylan Tempest Grad Cert Arb, Dip Arb, Cert III Arb, QTRA Adv, QTRA, ISA TRAQ, Lic AL2360 **Arboricultural Consultant** 

**Tertiary Tree Consulting** 

Ph: 0400 259 505 dylan@ttconsulting.net.au www.ttconsulting.net.au

#### **DISCLAIMER:**

This letter of assessment only covers identifiable defects present at the time of inspection. The author accepts no responsibility or can be held liable for any structural defect or unforeseen event/situation that may occur after the time of inspection.

The author cannot guarantee trees contained within this letter of assessment will be structurally sound under all circumstances and cannot guarantee that the recommendations made will categorically result in the tree being made safe.

Unless specifically mentioned this letter of assessment will only be concerned with above ground inspections, that will be undertaken visually from ground level. Underground tree parts are considered via calculations recommended by AS4970. Trees are living organisms and as such cannot be classified as safe under any circumstances. The recommendations are made on the basis of what can be reasonably identified at the time of inspection therefore the author accepts no liability for any recommendations made.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the author can neither guarantee nor be responsible for the accuracy of information provided by others.

## **APPENDICES:**

# Appendix 1, SULE Rating:

Safe Useful Life Expectancy (SULE): Safe Useful life expectancy refers to an expected period of time the tree can be retained within the landscape before its amenity value declines to a point where it may detract from the appearance of the landscape and/or becomes potentially hazardous to people and/or property. ULE values consider tree species, current age, health, structure and location. ULE values are based on the tree at the time of assessment and do not consider future changes to the tree's location and environment which may influence the ULE value.

Category rating:	Category definition in years:	Category rating:
1	> 40 Years	Long SULE (High)
2	15 to 40 Years	Medium SULE (Medium)
3	Short 5-15 Years.	Short SULE (Low)
4	0 to 5 years.	Remove SULE (Remove)

### Appendix 2, Assessment of Tree(s):

Tree	Species	Circ at	Legal	Height	DBH*	Canopy	TPZ	Health	Structure	SULE	Landscape	Observations and
No.		1 m	status	(m)	&	Spread	***	#	#	Rating	Rating	Comments
		AGL	###		RBD**	(m)	SRZ			****	+	
		##			(mm)		(m)					
		(mm)										
5	Liquidambar	2430	Regulated	22	<i>75</i> 1	20	9.01	G	Α	2	Н	Retain and
	styraciflua		Tree		940		3.22					protect.
	Liquidambar Tree											

#### **Explanatory Notes for Table**

- \*Dbh = Diameter of trunk at breast height.
- \*\* RBD = Root Buttress Diameter used to measure the Structural Root Zone (SRZ).
- \*\*\*TPZ is the recommended TPZ 12x the DBH at 1.4m, SRZ is the trees structural root zone. Refer to AS4970 for details.
- \*\*\*\* SULE Explanation can be found in Appendix 1.
- + IACA Landscape value and S.T.A.R.S Rating system. Refer to Appendix 4.
- # Health values represented above are D = Dead, P = poor, BA = Below Average, A = Average, G = Good.
- # Structure values represented above are P = poor, BA = Below Average, A = Average, G = Good.
- ## Circumference at 1 metre above ground level.
- ### Legal status under the Planning Development and Infrastructure Act 2016 and the Planning Development and Infrastructure (General) Regulations 2017.

# Appendix 3, Images of Tree(s):



Figure 1: Overhead site photo with the nominated tree indicated by the green circle with the number 5.

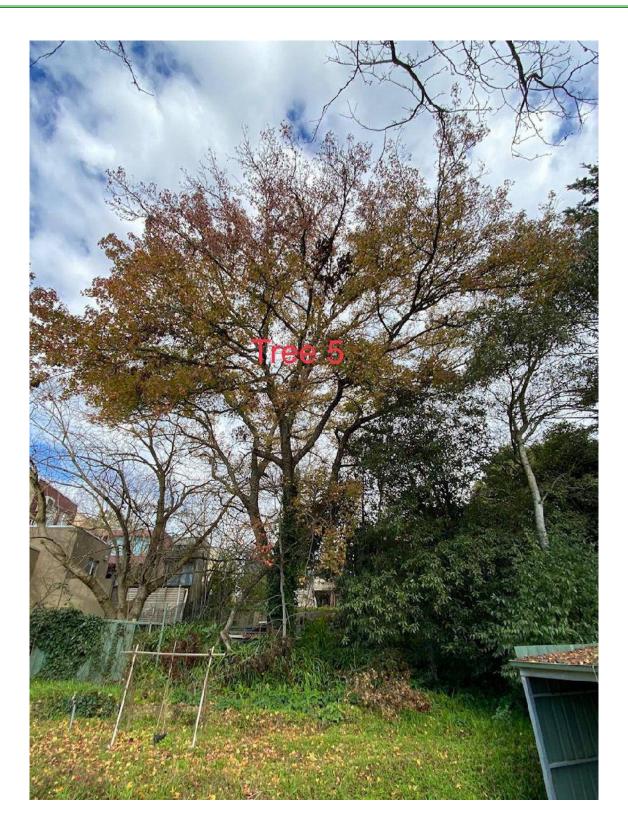


Figure 2: Tree 5.





Figure 3-6: Pier locations 1-4A.







Figure 7-10: Pier locations 5-8.



Figure 11: Pier location 9.





Figure 12-13: The trees that have their roots in the location of pier 8 and 9.





Figure 14-15: Temporary fence installed to secure the area before it was backfilled.



Figure 16: Temporary fence installed to secure the area before it was backfilled.

### Appendix 4, Legend for S.T.A.R.S Matrix Assessment:

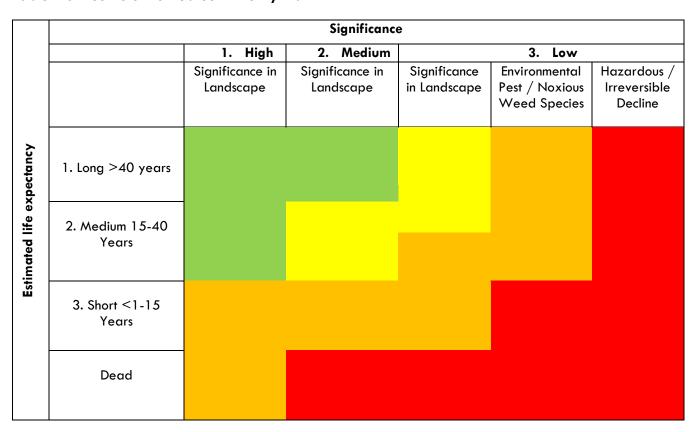
IACA Significance of a Tree, Assessment Rating System (STARS) © (IACA 2010) ©

In the development of this document IACA acknowledges the contribution and original concept of the Footprint Green Tree Significance & Retention Value Matrix, developed by Footprint Green Pty Ltd in June 2001.

The landscape significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. However, rating the significance of a tree becomes subjective and difficult to ascertain in a consistent and repetitive fashion due to assessor bias. It is therefore necessary to have a rating system utilising structured qualitative criteria to assist in determining the retention value for a tree. To assist this process all definitions for terms used in the Tree Significance - Assessment Criteria and Tree Retention Value - Priority Matrix, are taken from the IACA Dictionary for Managing Trees in Urban Environments 2009.

This rating system will assist in the planning processes for proposed works, above and below ground where trees are to be retained on or adjacent a development site. The system uses a scale of High, Medium and Low significance in the landscape. Once the landscape significance of an individual tree has been defined, the retention value can be determined.

Table 1.0 Tree Retention Value - Priority Matrix



Priority for Retention (High) - These trees are considered important for retention and should be
retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 Protection of trees
on development sites. Tree sensitive construction measures must be implemented e.g. pier and beam
etc if works are to proceed within the Tree Protection Zone.
Consider for Retention (Medium) - These trees may be retained and protected. These are considered less critical; however, their retention should remain priority with removal considered
only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.
Consider for Removal (Low) - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.
Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weed

### Tree Significance - Assessment Criteria:

### 1. High Significance in landscape:

- The tree is in good condition and good vigour; - The tree has a form typical for the species; - The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age; - The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils significant Tree Register; - The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity; - The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values; - The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa in situ - tree is appropriate to the site conditions.

### 2. Medium Significance in landscape

- The tree is in fair-good condition and good or low vigour; - The tree has form typical or atypical of the species; - The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area - The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street, - The tree provides a fair contribution to the visual character and amenity of the local area, - The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa in situ.

#### 3. Low Significance in landscape

- The tree is in fair-poor condition and good or low vigour; - The tree has form atypical of the species; -The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings, - The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area, - The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen, - The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa in situ - tree is inappropriate to the site conditions, - The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms, - The tree has a wound or defect that has potential to become structurally unsound.

<u>Environmental Pest / Noxious Weed Species</u> - The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties, - The tree is a declared noxious weed by legislation.

<u>Hazardous/Irreversible Decline</u> - The tree is structurally unsound and/or unstable and is considered potentially dangerous, - The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

Note: The assessment criteria are for individual trees only, however, can be applied to a monocultural stand in its entirety e.g. hedge.

### Appendix 5, Tree 5 Tree Protection Plan

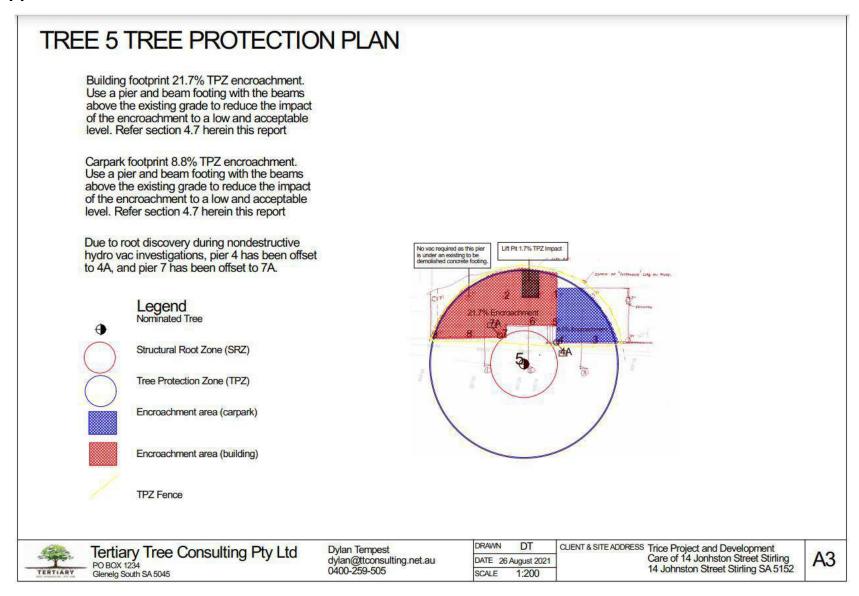


Figure 17: Tree 5 Tree Protection Plan.

### Appendix 6, Non-Compliance of Tree Protections and Legal Consequences:

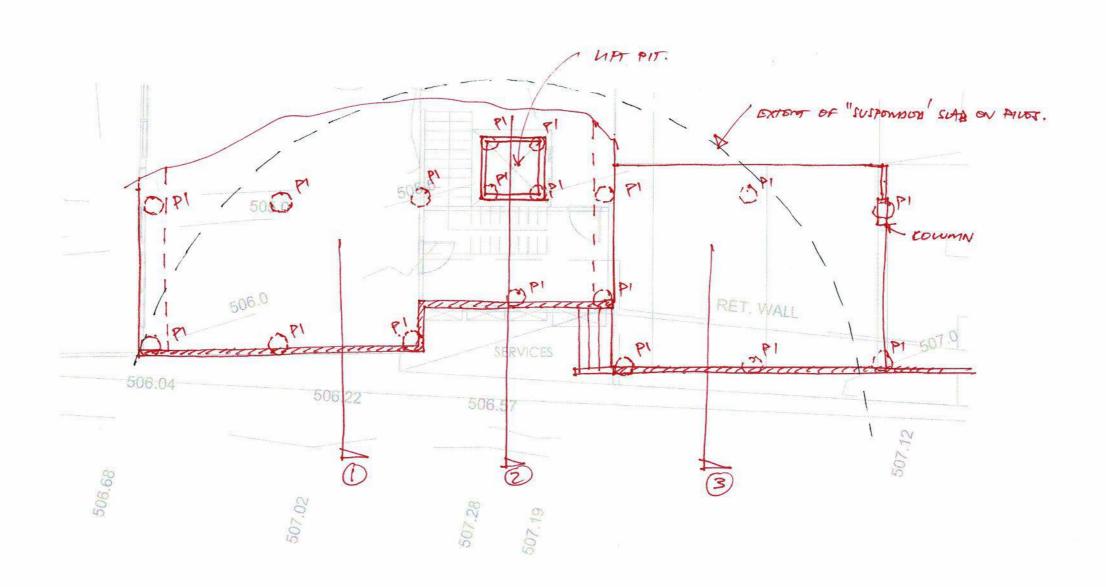
NOTE: Failure to comply with any part of the tree protections within this report will result in the party taking responsibility for all associated legislated consequences. Under the Planning Development and Infrastructure Act 2016 and the Planning Development and Infrastructure (General) Regulations 2017, Tree Damaging Activity penalties are up to 120K per offence plus criminal convictions.

### **Appendix G2**

Part Footing Layout for Footings in Proximity to Tree 5







Project: STIRLING CNILDCARE CONTIES. Page: SK4 **DREW RUDD** Date: Aug 'ZI **ENGINEERS** Subject: Boundary SECTION (1) 508.72 508 BAISTING SURFACE. 507 2 200 SLAB 506 505.72 Mr. W. W. W. W. W. W. W. 100 AIRGAP. 205 PILOD FOOTING. SECTION (2) 508.72 508 BAISTING SULFACE Sonness PHYFORM 507 505.72. ZODSUR. 506 LIFT 1100 AIR AIT. 944. sor

Project: STIKING CHILACANE CENTRE. Page: Stz **DREW RUDD** Date: Avg 21 Subject: **ENGINEERS** SOZTION (3) 509.72 570 509 508 EXISTING 507 ROTAL NING 506 505.72. 102 77000 FOOTING

### **Appendix G3**

**Council Arboriculture Advice** 



From: <u>Damian Brennan</u>
To: <u>Derek Royans</u>

Cc: Melanie Scott; Loris Rigon; Matthew King; Chelsea Jurek; Chris Janssan

Subject: RE: TRIM: RE: Council Arboricultural Advice RE: 14 Johnston Street, Stirling - DA21/365

**Date:** Friday, 17 September 2021 10:26:43 AM

Attachments: image001.jpg

Hi Derek,

Thank you for email and for suppling the comprehensive attached report from Dylan.

As Melanie is on leave at the moment the intention of my email is to advise you that I have now had the opportunity to review the Arboriculture Impact Assessment report relating tree 5.

The recently undertaken non-invasive excavation works to establish the viability of pier locations, is exactly what was required for Council to make an informed decision relating to this tree.

I can confirm these actions were undertaken and the supplied documentation has addressed my raised concerns relating to the need to obtain more detailed information regarding to the possible impacts to tree 5.

The relocation of certain piers and implementation of the Tree Protection Plan as indicated within the report would be required to assist in moving forward.

Approval of these tree sensitive design solutions are subject to various other site considerations that the planning team would assess during your application.

Council appreciates the actions you have taken to enable us to make an informed decision relating to this application.

Kind regards,

#### Damian Brennan

#### **Arboriculture Officer**

**m** 0447 401 183

**p** 08 8408 0543

e dbrennan@ahc.sa.gov.au

w ahc.sa.gov.au

Visit me at: 63 Mount Barker Road, Stirling SA 5152

PO Box 44 Woodside SA 5244

From: Melanie Scott <mscott@ahc.sa.gov.au>
Sent: Monday, 30 August 2021 12:47 PM
To: Damian Brennan <dbrennan@ahc.sa.gov.au>

Subject: FW: TRIM: RE: Council Arboricultural Advice RE: 14 Johnston Street, Stirling - DA21/365

Hi Damian

I know this is not your focus however the applicant is particularly persistent. I would appreciate you comments.

#### Melanie Scott - Senior Statutory Planner | Strategy & Development

Does not work Wednesdays

**ext:** 560

From: Derek Royans < derek.royans@trice.com.au >

**Sent:** Sunday, 29 August 2021 11:06 AM

 $\textbf{To:} \ \ \textbf{Melanie Scott} < \underline{\textbf{mscott@ahc.sa.gov.au}}; \ \textbf{'Chelsea Jurek'} < \underline{\textbf{cjurek@urps.com.au}}; \ \textbf{'Matthew King'} < \underline{\textbf{mking@urps.com.au}}; \ \textbf{'Matth$ 

Loris Rigon < <a href="mailto:loris.rigon@trice.com.au">loris.rigon@trice.com.au</a>>

Subject: TRIM: RE: Council Arboricultural Advice RE: 14 Johnston Street, Stirling - DA21/365

[EXTERNAL]

Good Morning Mel,

I hope you enjoyed your weekend.

Just a courtesy email to advise on how things have been progressing in relation to 14 Johnston Street.

Over the past 8 weeks we have made the decision to change our project arborist. We have had second arborist provide a peer review specifically in relation to Tree 5 as reference in the original arborist's report which was simply to confirm the SRZ and TPZ as calculated given the disparity in reports. The second opinion confirmed that the SRZ and TPZ calculations were accurately captured in Ben Seamark's most recent report.

The new project arborist recommendation that we approach things in a more considered manner, and provided us with the instruction to take the time and engage further consultants to demonstrate the extent of root development within the area of proposed encroachment into the TPZ. This work has included soil bore logs and engineers footing designs for a pier and beam footing structure with airgap as per the arborist's recommendations. I have attached a copy of the report capturing the results of a non-invasive root investigation undertaken on Monday 23 August 2021.

The attached report confirms the project arborist remained on site for the duration of hydro-vac works. Any pier locations where roots were discovered during the works resulted in consultation between the arborist and engineer to move pier locations whilst on site.

I believe the findings of the arborist's report contains the additional important information that Council's arborist was seeking and would appreciate their feedback.

We look forward to being able to re-lodge under the Code in the near future.

If you have any questions please feel free to contact me at any time.

Regards,

Derek Royans
Development Manager

Trice - Project & Development Managers
P: 08 8232 0655 M: 0420 942 322
225 Fullarton Road, Eastwood, 5063
www.trice.com.au

From: Melanie Scott [mailto:mscott@ahc.sa.gov.au]

**Sent:** Friday, 2 July 2021 3:06 PM

**To:** Derek Royans <<u>derek.royans@trice.com.au</u>>; 'Chelsea Jurek' <<u>cjurek@urps.com.au</u>>; 'Matthew King' <<u>mking@urps.com.au</u>>;

Loris Rigon < loris.rigon@trice.com.au >

Subject: RE: Council Arboricultural Advice RE: 14 Johnston Street, Stirling - DA21/365

Hi Derek

Follows some comments from the Council arborist.

"The project Arborist clearly understood my feedback over the phone and it is great to see the developer proposing some options.

- (A) Main feedback is for the applicant to demonstrate (with detailed photographs in a report) the extent of root development within encroachment area to north of T5 (prior to the building envelope being approved). It seems positive that the developer is indicated modifications to the design also.
- (C) The suspended floor is essential and supported detail regarding soil medium to be used, extent of ventilation access and and irrigation specifications should be supplied within specifications. There should be a requirement for the centre's operator to suitably maintain the irrigation system also.
- (D) I'm unable to adequately view the proposed design alterations to the proposed switching of Activity room 1 and 2 to reduce encroachment into TPZ of T5. I highly recommend modifications that decrease sqm encroachment into T5 TPZ be requested (in combination to root investigation works). Please be mindful not to approve any underground plumbing / building services that may required to run outside of the building envelope within any of the trees root protection areas.

In regards to discussion around protective netting / increased congregation underneath Tree 2. What basis is the proposed crown modification of this regulated tree being undertaken? Is crown modification in the form of branch extension reduction over the property boundary line on the basis that the tree is situated in the car park allotment? If so the pruning still requires assessment under the development regulations. I can only see this pruning being undertaken to enable the development to occur. "

In addition I will comment that I am confused by what is proposed with regard to Activity rooms 1 and 2 and particularly when

combined with the comment above about external excavations when I consider the car stacker car park location.

I hope you agree any modifications to tree 2 are development.

Still some work to do I think.

#### **Melanie Scott**

**Senior Statutory Planner Does not work Wednesdays** 

p 08 8408 0560

e mscott@ahc.sa.gov.au

Visit me by appointment at: 24 Onkaparinga Valley Road, Woodside SA 5244 PO Box 44 Woodside SA 5244

From: Derek Royans < derek.royans@trice.com.au>

Sent: Wednesday, 23 June 2021 8:55 PM

To: Melanie Scott <mscott@ahc.sa.gov.au>; 'Chelsea Jurek' <cjurek@urps.com.au>
Cc: 'Matthew King' <mking@urps.com.au>; Loris Rigon <loris.rigon@trice.com.au>
Subject: RE: Council Arboricultural Advice RE: 14 Johnston Street, Stirling - DA21/365

Importance: High

#### [EXTERNAL]

Hi Melanie,

It has taken a bit of time to come back to you as we needed to ensure we were heading in the right direction which involved consultation with our arborist, architect and civil engineer.

As per our phone conversation on the 17<sup>th</sup> June 2021, I would be appreciative if you could table our response to the Council arborist for their consideration and comment prior to us formalising documentation changes as part of a resubmission under the Code.

I note the key comments from the Council arborist in your email on the 10<sup>th</sup> May 2021 with our responses tabled below each comment in red text:

"Council has no issues with proposed impacts to the Council owned Tree 1. TPZ protection measures required during construction such as protective fencing.

Noted, and assumed such measures would be required as part of any proposal to redevelop the site.

However with regards to tree 5 despite attempts being made to minimize the extent of encroachment within SRZ of tree 5 in the form of the small building line recess, the extent of root zone area that is expected to be impacted by development to the northern side of the tree is extensive and Council is concerned about long term tree viability.

The architect has undertaken the design with Tree 5 in mind, having raked the building roof line in part and increase upper level setbacks so as not to extend to close to the canopy in an effort to ensure long term tree health

Council recommends undertaking more extensive preliminary investigations in the form of non-invasive tree root excavation, to accurately establish the extent of root development within the building site. Council recommends these root zone investigations directly in combination with redesign of the building envelope to significantly increase the overall undeveloped TPZ area.

**Complete elimination of SRZ encroachment and decrease to TPZ impacts is recommended.** Tree 5 is owned by the neighboring property, concerns relate to the ongoing management responsibilities of the tree post development. Despite the tree currently being located with 20m from a habitable dwelling (as per the report findings), all attempts should be made to retain this high quality tree and ensure development enables long term viability of the tree.

We have had our arborist and architect take another look at the existing design, existing site survey and features, and proposed building levels. The architect has overlaid the existing site survey onto the planning drawings and has provided some additional detailing in the attachment.

Acknowledging that additional detail could have been shown on the original plans, the architect has confirmed that:

- a. Without modification, there is a very minor encroachment of the SRZ (if in fact at all), however a 45 degree angle or small instep on that corner of the building can be incorporated pending tree root zone investigations which would be proposed to carried out prior to construction
- b. The service court does not have any fixed flooring, but is proposed to be permeable pavers or decking that is affixed to building edges
- c. It was always envisaged that portions of the building at the rear would be above natural ground level
  The additional sections A and B in the attached drawing show the building and its reference to natural

ground level. Activity Room 1 and 2 are largely above natural ground level and so could be constructed to allow for ventilation and irrigation to the existing SRZ to ensure long-term tree health, utilising suspended slab techniques and/ or structural soils used as fill to ensure gaseous exchange to the root environment. The operator is very keen to retain the tree but note that given site constraints the proposal is the best design balance possible that meets all spatial requirements for the centre.

d. Excluding the area shaded purple within Activity Room 2 within the TPZ, we could offset the majority of the current encroachment into the TPZ of Tree 5 being 87sqm with the remainder of Activity Room 2, Activity Room 1 and the bathroom shown in yellow having an area of 84sqm.

Council also has concerns relating to the long term management of tree 2 due to change of land use and frequency of occupation underneath the southern portion of the trees branching structure. The development of an open play space underneath this tree is anticipated to generate community / childcare requests to significantly prune / completely remove the tree in the future. The inclusion of protective structure such as steel cable protective netting over the play area (within the target zone) may reduce likelihood of long term management issues."

This is something for the operator to be mindful of, however at this stage they have not proposed any netting over the play area. In accordance with legislation and in consultation with the project arborist, there would be a plan to prune Tree 2 prior to construction commencement.

Once again, I would be appreciative if you could table our response to the Council arborist for their consideration and further comment / feedback in due course.

In the meantime, should you have any queries please feel free to give me a call anytime to discuss.

Regards.

Derek Royans Development Manager

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From: Melanie Scott [mailto:mscott@ahc.sa.gov.au]

Sent: Monday, 10 May 2021 4:31 PM
To: 'Chelsea Jurek' < cjurek@urps.com.au >

Cc: Derek Royans < derek.royans@trice.com.au>; 'Matthew King' < mking@urps.com.au>; Loris Rigon < loris.rigon@trice.com.au>

Subject: Council Arboricultural Advice RE: 14 Johnston Street, Stirling - DA21/365

#### Hi Chelsea

Not sure where you are at in your negotiations on next steps however I did get the following advice from Council staff which I recommend you take into consideration going forward:

"Council has no issues with proposed impacts to the Council owned Tree 1. TPZ protection measures required during construction such as protective fencing.

However with regards to tree 5 despite attempts being made to minimize the extent of encroachment within SRZ of tree 5 in the form of the small building line recess, the extent of root zone area that is expected to be impacted by development to the northern side of the tree is extensive and Council is concerned about long term tree viability.

Council recommends undertaking more extensive preliminary investigations in the form of non-invasive tree root excavation, to accurately establish the extent of root development within the building site. Council recommends these root zone investigations directly in combination with redesign of the building envelope to significantly increase the overall undeveloped TPZ area.

Complete elimination of SRZ encroachment and decrease to TPZ impacts is recommended. Tree 5 is owned by the neighboring property, concerns relate to the ongoing management responsibilities of the tree post development. Despite the tree currently being located with 20m from a habitable dwelling (as per the report findings), all attempts should be made to retain this high quality tree and ensure development enables long term viability of the tree.

Council also has concerns relating to the long term management of tree 2 due to change of land use and frequency of occupation underneath the southern portion of the trees branching structure. The development of an open play space underneath this tree is anticipated to generate community / childcare requests to significantly prune / completely remove the tree in the future. The inclusion of protective structure such as steel cable protective netting over the play area (within the target zone) may reduce likelihood of long term management issues."

### Melanie Scott Senior Statutory Planner Does not work Wednesdays

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### **Appendix H**

Stormwater Management Plan



То:	Mr Loris Rigon	Trice		
Cc:				
From:	Jon Rudd	Page 1 c	of 1	DREW RUDD
	Project memorandum	Inspection Report		ENGINEERS
	Fee memorandum	Meeting Record		Structural ● Civil
Project:	Stirling Child Care Centre	Date:	3 <sup>rd</sup> March 2021	35 Kensington Rd Norwood SA 5067
	14 Johnston St Stirling			
Subject:	Stormwater Management Plan			

This report discusses the existing site conditions, the proposed development and the council requirements for handling and treatment of stormwater flows resulting from the development of the site.

#### **Existing site details:**

•	Site Area	1069 sqm
•	Total Impervious	
	<ul><li>Roofed</li></ul>	273 sqm
	<ul><li>Paved</li></ul>	150 sqm
•	Landscaped areas	646 sqm

The site falls to the north west at up approximately 1 in 16 average.

The site falls away from the street and there is currently a wet system to the street capturing a proportion of the house roof only. Existing overland flows are across the north and east boundaries onto the adjacent allotments (carparks).

#### **Proposed development:**

The proposed development consists of new residence and associated driveway.

Site Area
 Total Impervious
 Building area
 Paving
 Landscaped area
 1069 sqm
 878 sqm
 773 sqm
 105 sqm
 191 sqm

### **Stormwater System:**

Council requirement (extract):

New Dwellings and Extensions to Existing Dwellings:

Drainage system shall be incorporated with an onsite detention system to ensure that the pre-development flows from the site are maintained for the given design standards.

In addition discussions were held with Steve Smith (Council Engineer) who indicated that the maximum rate of discharge at the street kerb is 10 litres per second.

Analysis of the catchment has been carried out to determine post development flows. Pre development flows are essentially irrelevant because they currently flow across the site boundary to adjacent sites. Outflow from the site has been limited by the provision of m3 of detention storage so that flows from the site critical ARI5 and ARI100 storm events are contained, with discharge limited to the 10 litres per second given above.

The method of discharge of stormwater will be roof and pavement water via piped systems to underground storage which will be pumped to the street using a dual pump alarmed unit. An indicative layout of proposed major stormwater pipe system elements and overland flow paths is attached (SK1).

This proposal is consistent with the natural grade on the site, refer attached survey.

Regards,

Jon Rudd Partner

#### ATTACHMENTS:

- 1. SITE LEVEL AND FEATURE SURVEY + EXISTING CONDITIONS
- 2. PROPOSED STORMWATER SCHEMATIC
- 3. DUAL PACKAGED PUMP UNIT EXAMPLE SPEFICIATION
- 4. STORMWATER CALCULATIONS



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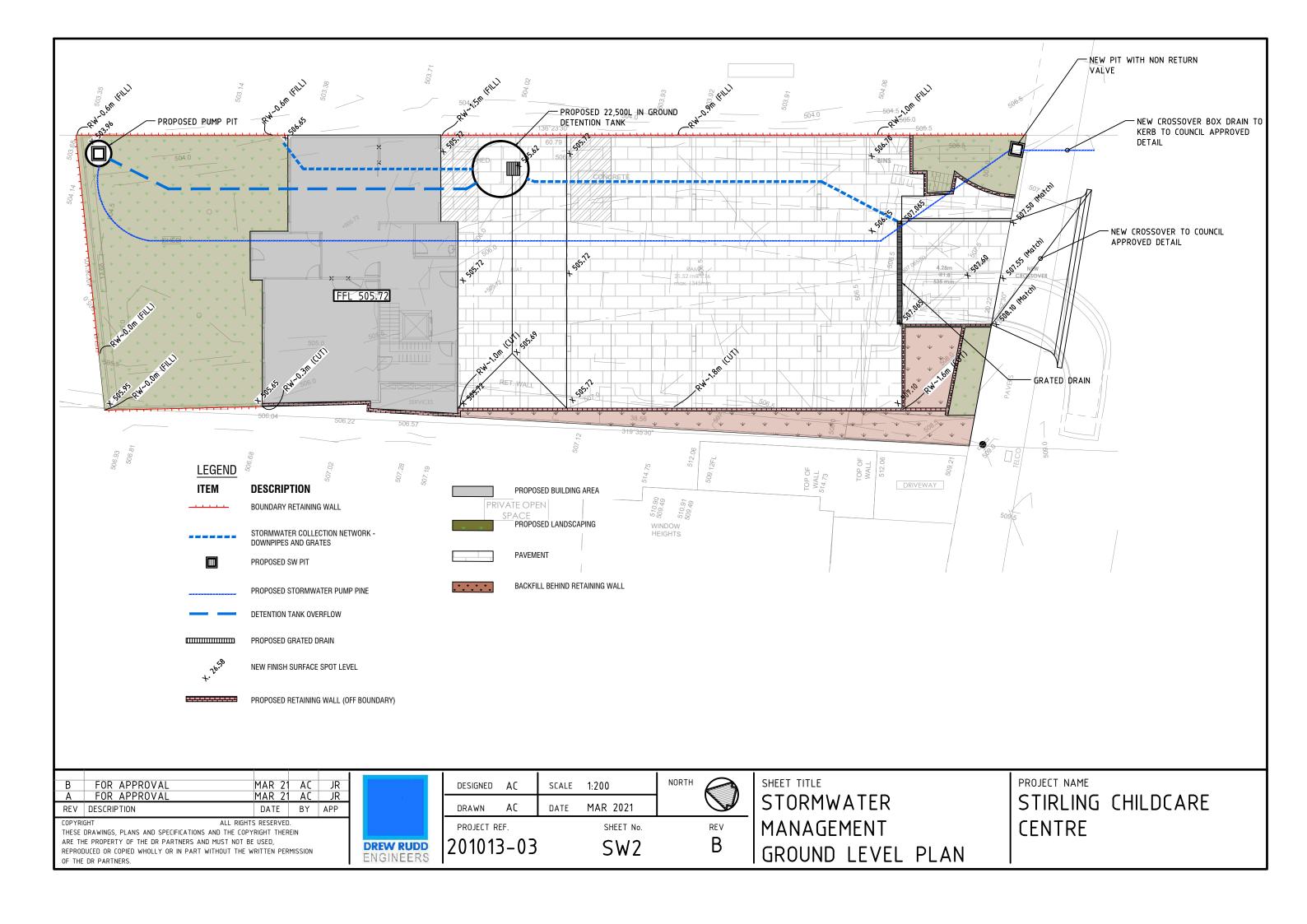
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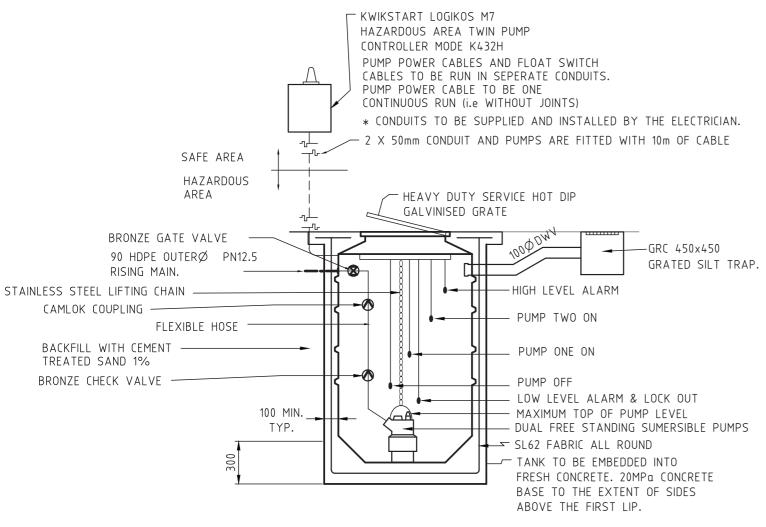
SW1

REV

STORMWATER
MANAGEMENT
SUSPENDED SLAB PLAN

STIRLING CHILDCARE CENTRE





### PUMPING STATION DETAIL

## ALL-PUMPS KPPS3000 POLYETHYLENE PACKAGED PUMPING STATION \* HAZARDOUS AREAS \*

INSTALL PUMP STATION IN ACCORDANCE TO AS 3000, CLASS 1 - HAZARDOUS AREA REQUIREMENTS PUMP MOTOR TO BE SUITED FOR OPERATION IN CLASS 1 ENVIRONMENT



### SPECIFICATION

1. CHAMBER - ALL PUMPS PACKAGED PUMP STATIONS KPPS1200

INTERNAL DIAMETER 1000 NOMINAL DEPTH 1600

2. VALVES - SA WATER APPROVED DE-ZINC BRONZE GATE AND CHECK

VALVES MOUNTED ON A STAINLESS STEEL Y-PIECE INSIDE CHAMBER. VALVES TO BE ACCESSIBLE WITHOUT ENTRANCE

TO CHAMBER BEING NECESSARY.

3. PUMPS - 2 x SABRE KS100 PUMPS

DUTY 1 1/SECOND @ 8 METRES HEAD (STATIC)

TO 3 PHASE SUPPLY

4. LEVEL CONTROLS - 'MULTI-TRODE' MULTIPLE SENSOR LEVEL PROBE MODEL

1.0/10-10 HUNG FROM STAINLESS STEEL SUPPORT TO BE WIRED IN CONJUNCTION WITH A 'MULTI-TRODE' MTIPC 2.2 TWIN PUMP LEVEL CONTROLLER & INTRINSICALLY SAFE

BARRIER FOR HAZARDOUS AREAS.

5. PUMP CONTROLLER - 'KWIK START' TWIN PUMP CONTROLLER MODEL K432H

FOR PUMP ALTERNATION AND SIMULTANEOUS

OPERATION AT HIGH LEVEL.

ALL STARTING AND CONTROL EQUIPMENT MOUNTED IN A METAL LOCKABLE WEATHERPROOF CABINET.

6. DRAINAGE SYSTEM TO CONFORM TO AS3500.3

SIGNAGE - PROVIDE PVC DANGER SIGN.
 "CONFINED SPACE ENTRY BY PERMIT ONLY."

8. CONNECT POWER TO ISOLATOR FIXED TO BASEMENT WALL. PROVIDE CONDUIT TO SUIT.

### PUMP INSTALLATION NOTES:

- . TANK CONSTRUCTION IS POLYETHYLENE MANUFACTURED IN ACCORDANCE WITH STRICT QUALITY CONTROL PROCEDURES.
- 2. COMPACT A 100mm SAND BED TO A FINISHED DEPTH 100mm DEEPER THAN TANK DEPTH. BED TANK DOWN IN FRESH CONCRETE AND POUR ADDITIONAL CONCRETE AROUND SIDES TO COVER FIRST RIB. IF BOTTOM OF TANK IS BELOW MAXIMUM GROUND WATER LEVEL, CONSULT BALLAST CHART TO CONFIRM EXTENT OF BALLAST REQUIRED. CONCTETE TO BE CONTINUED TO TOP OF TANK ON ALL INSTILLATIONS WITHIN THE FOUNDATIONS OF THE BUILDING.
- 3. CONDUIT PENETRATIONS TO BE MADE AS CLOSE AS POSSIBLE TO TOP OF TANK AND AT RIGHT ANGLES TO TANK WALL. ELECTRICIAN TO INSTALL A 50mm CONDUIT FOR EACH PUMP IN A STRAIGHT LINE FROM TANK TO CONTROLLER LOCATION, SEAL THROUGH TANK USING PLAIN TO SCREWED ADAPTOR. USE LONG RADIUS BENDS NOT ELBOWS, AND COVER CONDUITS UP WALL OR CONTROLLER STAND WITH APPROPRIATE MECHANICAL PROTECTION.
- ELECTRICIAN TO CONNECT PUMPS ANS LEVEL PROBES/FLOATS, AND SEAL CABLES INSIDE CONDUIT WITH SILICON TO PREVENT GASES VENTING INTO CONTROLLER. CHECK FOR ADEQUATE POWER SUPPLY BEFORE COMMENCING INSTALLATION.
- BEFORE CONNECTING POWER SUPPLY TO PUMP CONTROLLER, CHECK ALL CONNECTIONS AND RELAYS FOR ANY MISPLACEMENT THAT MAY HAVE OCCURED DURING TRANSPORT. WHEN COMMISSIONING, SET OVER LOADS TO PUMP NAMEPLATE AMPS. RECORD VOLTAGE AND RUNNING CURRENT WHILST PUMP IS UNDER LOAD. <a href="mailto:important">Important</a>: ON THREE PHASE UNITS, DIRECTION OF ROTATION MUST BE PHYSICALLY SIGHT CHECKED BY LIFTING PUMP.
- 6. ADJUST START LEVEL TO GIVE A MINIMUM OF ONE START PER DAY UNDER NORMAL OPERATING CONDITIONS, WITH A MAXIMUM OF 10 STARTS PER HOUR CONTINOUS. SET HIGH-LEVEL ALARM FLOAT 100mm ABOVE START SWITCH.
- 7. TANK TO BE REGULARLY CLEANED BY HAND-HELD HOSE, AND PUMP AND ALARM OPERATION CHECKED. IN HIGH GREASE APPLICATIONS, TANK SHOULD BE DEGREASED ON A REGULAR BASIS BY A WASTE REMOVAL CONTRACTOR. PUMP TO BE REMOVED FOR SERVICE ON APPROXIMATELY A 12 MONTHLY CYCLE.

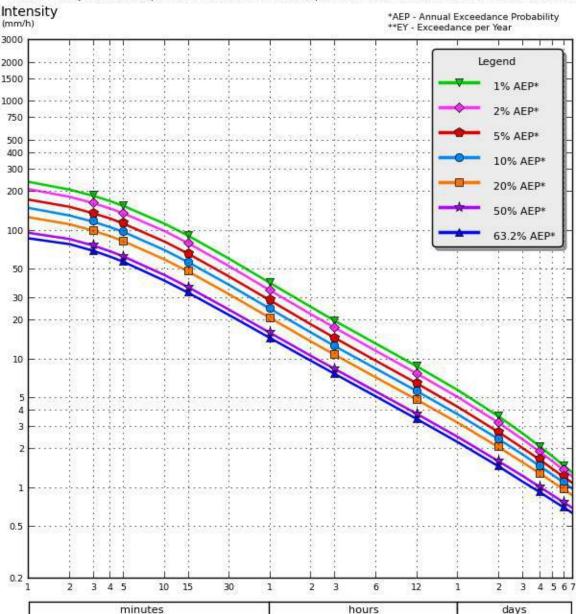
Page: \_\_\_/\_ Project: Sommy cue **DREW RUDD** Date: MARCH ENGINEERS Subject: \_ TOTAL SAD - BAISTING 1069 ROOF ALOO 646 CAND SCAPE DISCHMENTO KONS TO 10 Mg MAY STORM. unor Site - Proposon ROOF/QUIDENDED FLOOR 773 105 CAMO SCAPE 191 10.69 ADORT TZ = 5 mins (small site 9in = 773 x1 + 105 x0 9 + 191 x0.4 × 1.27 i T ifmulhar) gin Vin Vour VI 607 3 15.3 5 18.2 190 6 heo 94.7 26 19 20.8 95 12 30.3 36 24.0 € 20 24000 vitre) 18 22-37 30 40 220 98 15.3 26 19.0 60 22 90 15.0 37 11-8 63 48 > 22500 Ingroup TAME - 102/5. pus S/w Amp AT

Requested coordinate Latitude: 35.0000 Longitude: 138.7600 Nearest grid cell Latitude: 34.9875 (S) Longitude: 138.7625 (E)

### IFD Design Rainfall Intensity (mm/h)

Issued: 12 April 2017

Rainfall intensity in millimetres per hour for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).



Duration

#### **Chelsea Jurek**

From: Jon Rudd <jon@drpartners.com.au>
Sent: Thursday, 7 October 2021 4:21 PM

**To:** Derek Royans

**Subject:** RE: STIRLING -CHILD CARE DA

**Attachments:** Stirling Child Care Centre stormwater management report 211007.pdf

#### Hi Derek

The flow rate to the street in this case is physically limited to the pump capacity. This limit was discussed with councils Engineer Steve Smith some time ago. (Below)

### RE: Development Johnston St Stirling stormwater management



Steve Smith <ssmith@ahc.sa.gov.au>
To Jon Rudd

Follow up. Completed on Sunday, 13 January 2019. You replied to this message on 14/01/2019 3:06 PM.

Action Items

#### Hi Jon,

Please base your SMP on a maximum allowable discharge to kerb of 10L/s.

Thanks, Steve Smith Technical Officer

p 08 8408 0540

e ssmith@ahc.sa.gov.au

w ahc.sa.gov.au

Visit me at: 63 Mount Barker Road, Stirling SA 5152 PO Box 44 Woodside SA 5244

The report and calculations within indicate compliance with this requirement:

#### Stormwater System:

Council requirement (extract):

New Dwellings and Extensions to Existing Dwellings:

Drainage system shall be incorporated with an onsite detention system to ensure that the pre-development flows from the site are maintained for the given design standards.

In addition discussions were held with Steve Smith (Council Engineer) who indicated that the maximum rate of discharge at the street kerb is 10 litres per second.

Analysis of the catchment has been carried out to determine post development flows. Pre development flows are essentially irrelevant because they currently flow across the site boundary to adjacent sites. Outflow from the site has been limited by the provision of m3 of detention storage so that flows from the site critical ARI5 and ARI100 storm events are contained, with discharge limited to the 10 litres per second given above.

I did find a reference on the pump/sump detail sheet to 15l/s capacity for the pump, which I have amended to 10 in the attached report.

Note because it's a pumped system there is no requirement for an orifice – its limited by the pumping capacity.

Regards,

Jon Rudd 0418 899 363 (08) 8366 6570









Adelaide • Melbourne

31/239 Magill Rd, Maylands SA 5069

### **Details of Representations**

### **Application Summary**

Application ID	21031474
Proposal	Construction of a three-level childcare centre (pre- school) with ancillary car parking, outdoor play areas and landscaping
Location	14 JOHNSTON ST STIRLING SA 5152

### Representations

### **Representor 1** - Rebecca Myers

Name	Rebecca Myers
Address	8 Cunningham Street REID SA, 5118 Australia
Phone Number	0410494558
Email Address	Rebeccamyers84@gmail.com
Submission Date	19/11/2021 11:21 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	I come to town regularly and already find the area congested, adding in this large development will make this street more difficult to navigate and traffic more congested than it already is. I feel such a large development will take away the beauty of the town and restric tourist attraction, buy making the town to busy.

### **Representor 2** - Patricia Varga

Name	Patricia Varga
Address	12 Oakbank Street STIRLING SA, 5152 Australia
Phone Number	0413564333
Email Address	pvarga@ahtoyoya.com.au
Submission Date	20/11/2021 06:38 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	Johnson Street is too busy as it is. The traffic is constantly backed up from the roundabout to the Woolworths entry. Planning another business on Johnson will generate EVEN MORE traffic congestion and should not be allowed. Council should think about the correct areas for this

### **Representor 3** - Simon Dwyer

Name	Simon Dwyer
Address	12 Oakbank Street STIRLING SA, 5152 Australia
Phone Number	0435222270
Email Address	sphiz22@gmail.com
Submission Date	30/11/2021 06:21 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	There are already enough business and traffic on this road. There is major traffic congestion on Johnston St and it is difficult to turn out in to this road from Oakbank St. In the morning and afternoon you sometimes have to wait minutes to be able to turn right towards the Main Street. You also have the Woolworths carpark entrance and traffic coming up and down Johnston St and it is dangerous. With the new development ii will add additional traffic especially at morning drop off and pickup in the afternoons to an already busy road. I believe if this development was to go ahead a roundabout should be installed at Oakbank & Johnston to allow for free flowing traffic for all. I also have concerns with the noise from all the children and parents attempting to park on Oakbank Street when collecting and dropping off children

### **Representor 4** - Noel Kassebaum

Name	Noel Kassebaum
Address	4 Oakbank Street STIRLING SA, 5152 Australia
Phone Number	0467 244 400
Email Address	noelhkassebaum@gmail.com
Submission Date	30/11/2021 06:35 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	I have concerns with this development. Traffic is an nightmare on Johnston now and it is very difficult to turn off Oakbank Street now and there are long delays. There are times when residents on Oakbank St have nearly been t boned by cars coming up or down Johnston as you try to navigate and pull out. An additional business and another carpark entrance opposite including the Wailworths carpark is just going to be a nightmare and cause even more delays and risk of accidents. A roundabout needs to be installed to allow for free flowing traffic and take away some of the risks of accidents. Noise is also a factor I also have consents with traffic on Oakbank and parents parking to drop off and pickup children and using Oakbank St as a carpark

### Representor 5 - Evan Boland

Name	Evan Boland
Address	10 Oakbank Street STIRLING SA, 5152 Australia
Phone Number	0438630632
Email Address	evboland@gmail.com
Submission Date	30/11/2021 07:50 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons	I have concerns about traffic congestion on Johnston street and believe we need changed traffic condition for Oakbank st residents to be able to enter Johnston A round about would be a solution with ease of flow

### Representor 6 - brian baldwin

Name	brian baldwin
Address	2 Oakbank Street STIRLING SA, 5152 Australia
Phone Number	0439990588
Email Address	brian@tiverton.com.au
Submission Date	01/12/2021 03:50 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	Traffic is already a major safety issue on Johnstone Street, with near misses a regular occurrence entering and exiting Romeo's and Woolworths carpark The noise level for us is a real problem

### Representor 7 - Glenys Baldwin

Name	Glenys Baldwin
Address	2 Oakbank St., STIRLING SA, 5152 Australia
Phone Number	0417770470
Email Address	brian@tiverton.com.au
Submission Date	01/12/2021 04:14 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	I am very much concerned about the higher volume of traffic and people that will be travelling into what is already a very concentrated area. We live on the corner of Oakbank and Johnston St and the development will impact us greatly. There is already heavy traffic flow going up Johnston St at all hours of the day but particularly in the morning and at school pickup times and after work hours. A continuous flow of traffic goes into both the Woolworths and Foodland car parks which often include large delivery trucks etc. At busy times of the day Johnston st is often blocked as drivers get frustrated at the wait times as they try and turn into Romeos waiting for available parks. The volume of noise from the childcare centre will also be an issue for us but I am also very concerned about a child potentially being run over on what is becoming a very busy road.

### **Representor 8** - Michael French

Name	Michael French
Address	PO Box 291 CRAFERS SA, 5152 Australia
Phone Number	0419746709
Email Address	mfrench@elctraining.com.au
Submission Date	01/12/2021 11:02 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	Please See Attached Documents

Objection_Document14_Johnston_St_Stirling.pdf	
Managing Emergency Situations In Education And Care Services. PDF	

### Response to

### **Development Application 20131474**

### Construction of a three-level childcare centre (pre-school)

### with ancillary car parking, outdoor play areas and landscaping

We refer to the proposal to under Development Application 21031474 to construct a 95 Place Child Care Centre at 14 Johnston St, Stirling. On reviewing the detail of the plan and particularly understanding the real life impact of the operation of a Child Care Centre of the size proposed, we ask that Council strictly consider the proposal against the numerous areas that it does not comply with relevant legislation and not approve it.

#### REGULATION ELEMENTS OF CONCERN IMPACTING PROPOSAL

- 1. SAFETY
  - a. Emergency
  - b. Staffing Arrangements
  - c. Carparking and Access
- 2. OTHER
  - a. Built Height
  - b. Setback
  - c. Interface between land uses

#### STRICT ASSESSMENT AGAINST RELEVANT POLICIES

The proposal states at para 4.3 that "Council need not strictly apply the quantitative DPFs and can reasonably assess the proposal on its performance against the relevant policies." Given the various additional matters not identified in the proposal where it does not strictly meet relevant policies it is assumed the proponent expects the Council again "need not strictly apply".

In recent years many contentious developments have already taken place in Johnston St, Stirling and with the community concerns that exist as a result it is not reasonable to expect Council to not strictly assess the proposal against relevant policies. In particular, given the nature of much of the well documented community concern of traffic and safety in Johnston St, and that this proposal will heighten this issue and at regular times bring in excess of 100 people into the street scape, it is wholly unreasonable for the Council not to strictly assess.

Beyond the issues of recent developments in Johnston St, Council may at times consider a development favourably due to pressing community need. Stirling and the surrounding suburbs currently is already supported by 3 Child Care Services, two private and one community based service, none of which operate routinely near their capacity limits. This very clearly demonstrates there is no pressing need for additional services to be built in the location. Without a pressing community need there should be no grounds for Council to not "strictly apply" planning policies and guidelines.

Most importantly in consideration of the planning application is the matter of safety and the very real high risk of accident and incident involving the young children of our community should the proposal be approved. With the known requirements of such a facility and the manner in which it will routinely operate in day to day practice, to ignore these high risks should demonstrate a negligence in the conduct of Council's duty of care.

#### **DETAIL OF CONCERNS**

#### 1. SAFETY

#### a. Emergency

#### Evacuation Procedures

- The proposal fails to identify an appropriate Emergency Evacuation Point off site, nor impact plan for local community to manage minimum quarterly Emergency Evacuation drills required to be undertaken.
- Evacuation of the proposed Child Care Service, operating at capacity, will see 95 children under the age of 6 plus at least 15 adults (more likely 20-25 adults) move out into Johnston St to an Evacuation Point. Given many of these children will be babies and unable to walk, the evacuations will include transport of the babies in mobile cots or other transport devices. This action will severely impact the functioning of Johnston St at the time it occurs and it is required by law to be practiced at least quarterly. It will in practice lead to high risk levels for young children to interact with traffic in an uncontrolled manner. Consideration of evacuation of the proposed service alone should demonstrate grounds to reject the plan in its current form.

#### ii. Emergency Service Access

O Due to carpark height limitations Emergency Services such as Fire will not be able to park on site and as a result will be required to park in Johnston St and in doing so most likely shut down the Street for the duration of their attendance. While not a weekly occurrence it is not unusual for such services to attend Alarm call outs so such impact on the community can be expected to occur regularly with the current proposal.

#### b. Staffing Arrangements

#### i. Minimum Number of Educators Required

- Under the Education and Care Services National Regulations (2011) there are guidelines pertaining to the minimum required staff numbers. The minimum staff numbers identified are those working directly with and caring for the children at any one time. They do not include other staff such as Management, Administration, Catering, Relief and other professionals services such as Inclusive Support.
- The proposal and it's contained Traffic and Carparking Assessment rely heavily on statements such as:
  - "Up to 15 staff members will be present at any one time to monitor and care for the children", and
  - "A maximum of 15 staff will be required on-site at any one time"

These statements give account <u>only</u> to the staff working directly with the children and not any of the additional other staff that will be present throughout the day.

- As a comparison, the existing local Child Care services with License for 60 children routinely have on average 17 staff in attendance at any one time. How can it be accepted that a new service that is more than 50% greater in size will do so with less staff in attendance and meet the required minimum staff numbers? Clearly it can not and as a result one of the following <u>MUST</u> be the case on which the proposal is assessed, either:
  - The number of staff in attendance at any one time will be in the order of at least 20-25 staff and the proposal requires amendment to allow for this, or
  - The proposal clearly does not plan to operate at required minimum staff levels and should be rejected

#### c. Carparking and Access

#### i. Carparking

- The proposal does not meet the minimum required carparking of one space for every 4 licensed places.
- The proposal identifies the only concern in relation to this to be parent arrival timing for drop-off and pick-up of children and suggests a "strict" policy limiting times parents can attend will manage this. This suggestion has major flaws such as:
  - a. There is no consideration of the other ongoing carpark demands beyond parental and staff use
  - b. There is a strong downplaying of the true staff car parking demand
  - c. The identified policy that limits parental use of carparks note the proposal is to "stagger' pick up and collection times in order to minimise congestion. This proposal relies upon military precision in such activities, which common human experience suggests is hopeful at least and fanciful at best. It also takes no account of varying needs of children or parents as occasioned by changes to working arrangements, illness or emergencies, traffic congestion (as is notorious on the freeway) and the like. It is submitted that, inevitably, the street will be congested every morning and every evening, regardless of intentions to avoid such occurrences. This street congestion is already experienced in streets alongside nearby Primary Schools of St Chatherine's School and Crafers Primary School as examples where parents simply pause in the roadway until opportunity to enter parking arises. A belief that this will not occur in Johnston St Stirling with this development is wholly unrealistic and in the afternoons will heavily limit access to Supermarkets for customers who routinely shop on the way home from work. These situations will give rise to high risk of pedestrian accident as parents choose to access on foot rather than the carpark and inevitably cross the roadway as best they can at a variety of locations. The entire planned experience suggests it will not be a case of "if", but "when", an accident occurs and the associated flow on impacts arise at that time.
- In practice this will result in staff being required to find other forms of transport to attend work, or find alternate parking within the Stirling township on a daily basis.
   Child Care Services also can expect on a daily basis to have numerous visitors attend such as:
  - a. Prospective new families wishing to inspect the service prior to enrolling
  - b. Government agents attending for regular inspections and audits, ie. Food Safety, Child Care Regulations, Fire Safety
  - c. Supplier Deliveries
  - d. Maintenance Services

#### ii. Access

#### Limited on-site Access for large vehicles

- a. Given the underground nature of the carpark, the entry height will limit the on-site carparking for large vehicles such as:
  - Daily supplier deliveries
  - Waste Service Vehicles
  - Emergency Service Vehicles

The restriction of access will leave no other option for these vehicles than to:

 Park in the driveway blocking the footpath causing pedestrians to walk into the roadway to move around them, heightening the risk of accident.

- Park in the street which already due to traffic and size is marked for no parking. This will create traffic issues and hazard greater than already present.
- O Staff and Visitors Due to the number of carparks proposed falling below requirements, on a daily basis it will require staff and visitors find alternate locations to park to access the service. This access issue will naturally impact the safety and flow of traffic in Johnston St as cars arrive to seek entry, find they must exit and go elsewhere. At this time they will logically as a first option elect as first choices the close by parks of neighbouring business' and increase the existing issues of access those business already face.

#### 2. OTHER

#### a. Built Height

The building exceeds the 10m maximum height limit of the Zone as identified in the proposal. Were the community be demonstrating a strong need for this new service, and there were limited negative consequences for the location, a planning decision to accommodate this non-compliance may be understood. In this situation however, as highlighted in Section 1 above, there are numerous grounds why the development will be problematic and unsafe in the location proposed. In addition, given other nearby Child Care Facilities do not run at capacity it can not be argued that there is pressing need for the development to support a planning decision that accommodates the non-compliance.

#### b. Setback

i. With no building existing on one side the building does not meet minimum 10m Primary Street setback requirement. In the same manner as the Built Height does not comply, the failure to comply with Setback should not be supported by a planning decions that allows this non-compliance.

#### c. Interface between Land Uses

- i. Direct Impact on Direct Neighbours The proposal identifies the current property at 12 Johnston St being used as a carpark. This undeveloped site, while currently a carpark, at any point in the future may be developed into a suitable use in the zone. Many potential uses should be allowed for in this plan however the noise mitigation, open fencing and overlook of the building all seem to have been prepared assuming the site remain as carpark.
- ii. Acoustic Impact The proposal contains no expert Acoustic Assessment on the impact to neighbours, this should be provided and considered against the proposal operating at full capacity.



# MANAGING Emergency Situations

in Education and Care Services



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What is an emergency situation? 5

What to include in policies and procedures? 7

Planning for emergency situations 9

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# WHAT IS AN EMERGENCY SITUATION?

Characteristics of an emergency situation may be that they are sudden, unexpected, dangerous or distressing. Emergency situations may challenge educator's beliefs, and the policies and procedures of the education and care service. Normality is threatened. The situation may induce a strong emotional reaction that could have the ability to hamper clear thinking.

Planning to manage incidents and emergencies assists services to protect adults and children, to maintain children's wellbeing and a safe environment and to meet requirements of relevant occupational health and safety legislation. (*Guide to the National Quality Standard*, p.78).

# Examples of emergency situations which may affect an education and care service:

- Accident or serious injury to child or staff member where medical attention or hospitalisation is required;
- Burst water main or pipe;
- Fire;
- ► Flood;
- Cyclone, severe storm or dust storm;
- ▶ Blizzard or ice:
- Atmospheric contaminant;
- Dangerous animal, insect or reptile;
- Violent or potentially violent individual;
- Bomb threat;
- Siege or hostage situation;
- Gas leak:
- Lost, missing, unaccounted for or abandoned child; or
- ► Fatal incident involving a child, family member or staff member at the education and care service.

#### People who may be involved:

- Children;
- Educators and staff;
- Families:
- Visitors or contractors;
- Emergency contacts;
- Relevant agencies;
- Police and emergency services;
- Telecommunication services;
- Transport services; and
- Media.

#### **Potential reactions**

When presented with a crisis our mind and bodies respond quickly. This is reflected in a change in our mental state; how we think and how we act. This reaction may be varied in different people, and until experienced, is often an unknown reaction. For this reason it is important that policies and procedures are in place and are well practiced by educators and children.

#### Signs of panic that may be exhibited:

- Shallow breathing: your breath becomes shallow and the person can feel like there is not enough air to fill their lungs;
- Increased heart rate: person may feel their heart beating faster than normal, may report pounding heartbeat or palpitations;
- Sweating: hot or cold sweats are common;
- Discomfort in the chest area: including chest pain or tight feeling in the chest;
- Nausea: a bloated feeling or abdominal discomfort:

- Behavioural changes;
- Confusion or speech difficulties;
- Trembling muscles or uncontrollable shaking: both visible or just a feeling of shaking all over:
- An urgent need to go to the toilet; and/or
- Children may become clingy or withdrawn.

Having a clear plan for the management of emergency situations assists educators to handle these calmly and effectively, reducing the risk of further harm or damage (*Guide to the National Quality Standard*, p.78). Educators need to be aware that when confronted with a crisis, children will be less capable of concentrating. They may be anxious and more attuned to nonverbal cues such as tone of voice, body posture and facial expressions.

Educators need to monitor children closely. If adults are unable to remain calm, they should be removed from the direct care of children.

# WHAT TO INCLUDE IN POLICIES AND PROCEDURES?

For each education and care service, the potential for emergency situations are varied. An emergency in relation to an education and care service, includes any situation or event that poses an imminent or severe risk to the persons at the education and care service premises (*Education and Care Services National Regulations*, p 5). To determine what policies and procedures your education and care service requires, undertake a risk assessment. Risk assessments assist with identifying potential hazards and define or determine the level of risk or danger. The risk assessment process will help to identify the current control measures that are in place and determine if further control measures may be required. For a sample risk assessment template, refer to **Appendix 1**.

#### Regulatory compliance

The National Quality Standard, Element 2.3.3 (Guide to the National Quality Standard, p. 78-79) encourages education and care services to effectively manage incidents and emergencies and to plan for these in consultation with relevant authorities. These plans should be practiced frequently and reviewed regularly.

Education and care services must be aware of current Regulation and include regulatory requirements in written policies and procedures. Policies and procedures should be regularly practiced, monitored and reviewed to determine currency and effectiveness. Procedures must include clear instructions for what must be done by the Nominated Supervisor, educators and other adults. These instructions must be displayed in prominent positions near exits and in children's environments with a corresponding floor plan for ease of reference.

#### Clearly defined roles and responsibilities for educators and staff

It is essential to plan for emergency situations by defining the roles and responsibilities of educators and staff. These roles and responsibilities must be discussed and practiced regularly to ensure everyone is aware of their responsibility in the event of an emergency situation.

#### An example of role delegation:

# Nominated Supervisor / Certified Supervisor - placed in day to day charge

- Direct the actions of others;
- Contact emergency services as required and maintain ongoing communications; and
- Oversee decision making processes and make final decisions.

#### Delegated first aid person

- Collect emergency packs;
- Collect first aid kits;
- Collect sign in/out sheets for children and staff;
- Collect the emergency contact list for children and staff; and
- ► Administer first aid as required.

#### Delegated communications person

- Collect mobile phone if possible;
- Seek direction for information/messages to be passed on to families or emergency contacts;
- Contact families or emergency contacts with a consistent message; and
- Maintain ongoing contact with families or emergency contacts as directed.

#### All other educators and staff

- ► Ensure the safety and wellbeing of children and other adults;
- Provide reassurance to children and other adults; and
- Ensure effective supervision of children allowing others to do their roles.

#### **Educator and staff priorities**

During an emergency situation, educators and staff may have family members of their own that they may be concerned about which can create additional stress. To address these concerns, consider including in your policy items such as allowing time for educators and staff to contact their immediate family to enable them to make decisions around their safety and wellbeing.

# PLANNING FOR EMERGENCY SITUATIONS

Each education and care service will need to develop suitable emergency plans based on the risk assessment outcomes. Plans should reference specific emergency exits, appropriate evacuation points relevant to the situation; including the education and care service location and contact details.

All emergency plans need to include an emergency pack which contains a first aid kit and updated family/emergency contact lists. Staff sign on sheets and child attendance records should be collected in each situation.

Emergency evacuation procedures should be practiced every three months to meet regulatory requirements and to embed the evacuation process into regular practice for educators, children, families and regular visitors.

#### **Evacuation Plans**

An evacuation plan is used where it is deemed necessary to evacuate the immediate area or building to ensure the safety and wellbeing of children and adults.

The emergency and evacuation floor plan, and instructions should be displayed in a prominent position near each exit at the service premises, including a family day care residence or approved venue (*Guide to the Education and Care Services National Law and the Education and Care Services National Regulations 2011*, p.67).

Evacuation plans must contain clearly defined assembly points. It may be necessary to have different assembly points depending on the emergency and where the threat may be coming from. The assembly point should be within easy access of the education and care service and known to families.

To support all educators and staff to have a clear understanding of their role in an emergency situation, evacuation plans should include a visual map of the education and care service and a one page, step-by-step overview of the evacuation process. The visual map should have clearly marked exits and exit routes from all locations within the education and care service. The one page overview of the evacuation process should state who is responsible, what needs to be collected, the location of the assembly point and contain the physical address of the assembly point location and all contact details of the service for easy reference.

Both the visual map and the written overview of the evacuation plan must be displayed in all areas of the education and care service.

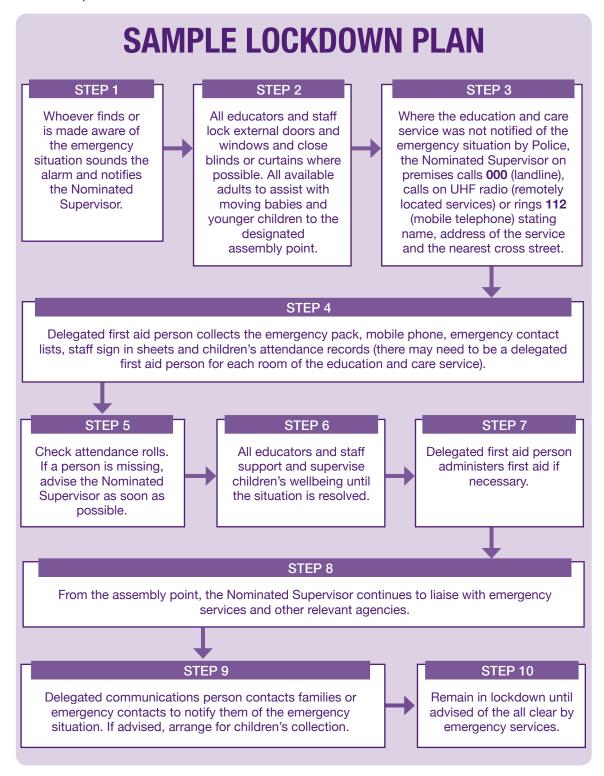
#### SAMPLE EVACUATION PLAN STEP 1 STEP 2 STEP 3 Whoever finds the Nominated Supervisor Delegated first aid person emergency situation calls 000 (landline), calls collects the emergency sounds the alarm/warning on UHF radio (remotely pack, mobile phone, emergency contact lists, and notifies the person located services) or in charge. rings 112 (mobile staff sign in sheets and telephone) stating children's attendance name and address of records (there may need the education and care to be a delegated first aid service and the nearest person for each room of cross street. Advise the education and staff of the nominated care service). assembly point. STEP 4 All educators and staff: Gather and walk children, calmly to the nominated assembly point. All available adults to assist with the babies and younger children; Close windows and doors as exiting, if possible; Check attendance rolls when gathered at the assembly point; If a person is missing, advise the Nominated Supervisor and emergency services as soon as possible; Support and supervise children until families arrive; and Ensure all children are signed out as they are collected. STEP 5 STEP 6 STEP 7 Delegated first aid person From the assembly point, From the assembly point, administers first aid the Nominated Supervisor the Nominated Supervisor where necessary. continues to liaise with continues to liaise with emergency services and emergency services and other relevant agencies. other relevant agencies. STEP 8 Remain at the assembly point until advised by emergency services it is safe to return to the education and care service.

NB If families or emergency contacts are not able to reach the evacuation point due to the emergency situation, provisions will need to be planned accordingly.

Remain at the assembly point until advised by emergency services it is safe to return to the education and care service.

#### Planning for an education and care service lockdown

Not all emergency situations will require education and care services to evacuate from the premises. Some situations, such as the threat of a violent person or a police operation in the vicinity, may require the service to go into lockdown. This means that the education and care service locks all doors and windows and where possible, removes children, educators and other adults from view. These situations may take time to be resolved and locations should be selected to allow for easy access to kitchen, bathroom and nappy change facilities. These areas will need to allow for children to engage in small or large group experiences during the lockdown period.



#### RELOCATION

Should there be a fire or flood approaching an education and care service, relocation away from the service may be necessary.

This may occur before families and carers are able to pick up their child or are even advised of the situation. Often, if there is a chance of a fire or flood endangering the education and care service, cancelling the service for the day is the preferred and safest option. Check with emergency services or local authorities when making this decision.

Relocating is an emergency option put in place to secure the wellbeing of the children and adults at the education and care service. The relocation plan will follow the evacuation plan steps, but include a clearly defined area to relocate to. This relocation area must be deemed safe by emergency services prior to implementing the relocation plan. This relocation area will need to be risk assessed regularly to ascertain if it is the most appropriate location to move to. Input should be sort from local emergency services and the service management as to the appropriateness of this location should an emergency situation occur.

Keep families updated regularly of the relocation site and have ready-made laminated signs that can easily be displayed in relocation situations that alert families and emergency workers of the designated relocation site. Include a map with clear directions from the education and care service to the relocation site for easy reference.

#### Things to take into consideration for a relocation site are:

- Does this site provide a safe alternative?
- Is pre-planned transportation required?
- Is there running water?
- Is there access to bathroom facilities?
- Is shelter available?
- ▶ Is there mobile phone reception?
- Can this location be easily accessed by families and emergency services?

In the case of relocation, contact the local emergency services to find out if the relocation area and proposed route is safe before proceeding. Information can also be found online at:

#### **AUSTRALIAN CAPITAL TERRITORY**

#### **ACT Police**

- 🔇 www.police.act.gov.au
- ① 02 62567777(Switchboard)
- ① 131 444 (General) | 000 (Emergency)

#### **ACT SES**

- www.esa.act.gov.au/actses
- ① 02 62078451
- ① 132 500 (Floods & Storms)
- ① 000 (Emergency)

#### **ACT Rural Fire Service**

- www.esa.act.gov.au/actrfs
- ① 02 62078609

#### **ACT Fire & Rescue**

- www.esa.act.gov.au/actfr
- ① 02 62052927
- ① 000 (Emergency)

#### **NEW SOUTH WALES**

#### **NSW Emergency Services**

- www.ses.nsw.gov.au
- 13 25 00

#### **NSW Rural Fire Service**

- www.rfs.nsw.gov.au
- ① 000 in emergency situations
- 1800 679 737 for the NSW Rural Fire

Service Information Line

#### **NSW Police**

- www.police.nsw.gov.au
- ① 000 in emergency situations

#### **NORTHERN TERRITORY**

# **Northern Territory Police, Fire and Emergency Services**

- www.pfes.nt.gov.au
- ① 000 in an emergency
- 3 131 444

#### **SecureNT**

www.securent.nt.gov.au

#### **QUEENSLAND**

#### **QLD Emergency Services**

- www.emergency.qld.gov.au/ses
- 13 25 00

#### **QLD Police**

- www.police.qld.gov.au
- ① 000 in emergency situations

#### **QLD Rural Fire Service**

- www.ruralfire.qld.gov.au
- ① 000 in emergency situations

#### **SOUTH AUSTRALIA**

#### **SA Emergency Services**

- www.ses.sa.gov.au
- ① 13 25 00 or (08) 8463 4171 Head Office

#### **SA Police**

- www.police.sa.gov.au
- ① 000 in emergency situations

#### **SA Country Fire Service**

- www.cfs.sa.gov.au
- ① 000 in emergency situations
- ① 1300 362 361 for the CFS Bushfire

Information Hotline

#### **TASMANIA**

#### **State Emergency Service Tasmania**

- www.ses.tas.gov.au
- ① (03) 6230 2700 (Head Office)
- Storm and flood phone: 13 25 00

#### **Tasmanian Police**

- www.police.tas.gov.au
- ① 000 in emergency situations

#### **Tasmanian Fire Service**

- www.fire.tas.gov.au
- ① 000 in emergency situations
- ① (03) 6230 8600 for general information

#### **VICTORIA**

#### **Victorian Emergency Services**

- www.ses.vic.gov.au
- 13 25 00

#### **Country Fire Authority Victoria**

- www.cfs.vic.gov.au
- ① 000 in emergency situations
- ① 1800 240 667 for the Victorian Bushfire Information Line

# Metropolitan Fire and Emergency Services Board

- www.mfb.vic.gov.au
- ① 000 in emergency situations

#### Victoria Police

- www.police.vic.gov.au
- ① 000 in emergency situations

#### **WESTERN AUSTRALIA**

# FESA – Fire and Emergency Services Authority of Western Australia

- www.fesa.wa.gov.au
- ① 000 for fire or life threatening emergencies
- 1300 657 209 for emergency information

# SESVA - State Emergency Service Volunteers Association

- www.ses-wa.asn
- ① 132 500 for emergency assistance for storm or flood damage

#### **WA Police**

- www.police.wa.gov.au
- ① 000 in life threatening emergency situations
- 131 444 for police assistance
- TTY 106 for callers who are hearing/ speech impaired

# WA Ambulance Service: St John Ambulance WA

- www.ambulance.net.au
- ① 000 for life threatening emergencies

#### **Health Direct**

1800 022 222

As with any emergency situation, education and care services will need to thoroughly evaluate the relocation process. Emergency services, the service management, families and the staff should all be involved in the review of the relocation plan. Feedback and input from all parties will determine improvements or changes that are made to emergency evacuation policy and procedures.

#### When and how to ring an emergency service

To contact emergency services dial **000** from landlines or **112** from mobile phones. Be prepared for the information they may ask you by having the following information ready:

- A contact phone number and/or UHF radio channel (remotely located services);
- Your name and the education and care service name;
- Your location know your street address and the nearest cross road;
- Note any specific landmarks;
- ▶ The exact location of the emergency within your service e.g. in the backyard;
- Best entrance to use:
- A brief description of the emergency situation; and
- The name of the person who will meet the emergency services.

#### **Emergency directory**

Have an emergency directory sheet displayed near each phone and a portable copy for use during emergency drills and during the occurrence of an emergency situation. A folder, storage container near the emergency exits or keeping this in the emergency pack can make collecting the emergency directory easier in times of an emergency situation.

A sample emergency directory is provided – see **Appendix 5**.

#### **Emergency packs**

Emergency packs should be checked to ensure there are adequate and replenished supplies available should an emergency situation occur. Schedule monthly checks of emergency packs as part of the audit process for your first aid kit.

CONTAINS		✓
A fully stocked portable first aid kit		
A site plan identifying exits from the building assembly points	g, safe spaces to shelter and	
Asthma inhalers, auto adrenalin injection de medications required by children and staff	vices and / or other emergency	
▶ Bottled water and plastic cups		
Packet of biscuits or an easily transported s	nack	
Spare nappies, gloves, wipes, plastic bags a	and tissues	
► Sunscreen		
► Portable emergency contact sheet (laminate	ed)	
A fully charged, working mobile phone		
► Portable UHF if no mobile phone reception		
A copy of the evacuation plan and procedur	е	
► Some books or resources to entertain childr	ren (only if possible)	

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#### PLANNING FOR SPECIFIC EMERGENCY SITUATIONS

#### Sole educators

It is important to have a plan as a sole educator or small-staffed service (*Education*, May, 2009¹).

In some circumstances one sole educator provides the education and care service, such as in-home or family day care educators. In other instances some education and care services may be delivered by two educators, such as a mobile children's service or small centre-based service.

Educators must always be prepared for an emergency situation to occur even when there is only one educator who is able to be of assistance. The other educator may be the source of the emergency due to ill health or an accident, or may be taken away from the environment to deal with the emergency situation.

#### Have a written procedure that includes:

- ▶ Having a functional, fully charged mobile, mobile satellite phone or UHF radio at all times;
- Name and phone number of a Nominated Supervisor or Certified Supervisor who is on call and available when the education and care service is operating is clearly displayed along with other emergency contacts;
- Regular practice and revision of the evacuation procedures; and
- Always be aware that you are alone and an emergency may occur.

#### Travelling in a vehicle with children

If educators find themselves travelling in a vehicle with children; for example, family day care educators; they should take precautions, such as:

- ▶ Equipping the vehicle with a fully stocked first aid kit and an emergency directory;
- Always having access to some form of communication i.e. mobile phone or UHF radio;
- Leaving written communication in a diary or an obvious note where you are going, the estimated time you will be returning and how you can be contacted; and
- ► Follow the Regulations, policies and necessary procedures in taking a child or children in a vehicle.

#### **Power outage**

A power outage is not a preventable occurrence. It can happen at any time and is usually unexpected. Should a power outage occur in an education and care service environment, educators must remain calm and continue to reassure children. Educators should assess the situation carefully and if there are no power lines down or any danger of risk of harm to children, move children toward natural lighting or outside to allow them to continue their activities.

<sup>&</sup>lt;sup>1</sup> Source: Education, T. D. (May, 2009). Centre based Care Class1, 0-5 years. Standard 11. Licensing standards. Dept of Education, Tasmania

Contacting the local energy supplier will allow you to ascertain if the outage is temporary or if further planning is required to ensure children's wellbeing. If the situation will take time to be resolved, think about:

- Are children at risk of harm from the lack of power? If they are, contact families and recommend that the children are collected:
- Explain that the ongoing lack of electricity does affect the safety of the children, as there is no heating, cooling, some phones may not work, no refrigeration and no cooking facilities; and
- Reassure families that service provision will continue as soon as the electricity returns and families will be notified when this occurs.

#### Blizzard conditions or severe storm conditions

#### In cases when a blizzard or severe storm occurs:

- Liaise closely with the local council and SES;
- Ensure the building is well secured with windows closed, entry doors cleared and accessible for families to enter the premises;
- Have a radio on with a staff member listening for updates;
- ▶ Follow recommendations given by the council or emergency services;
- ► Contact families stating that the education and care service will be closed as roads are to become inaccessible due to the conditions;
- Ensure that all children and staff are signed out as they leave the premises;
- Maintain the child: educator ratio. As the numbers of children drop, encourage staff to leave;
- Make staff and educators who travel the furthest a priority to leave;
- The last two staff members check the building to ensure all children and adults have left the premises;
- Advise council and emergency services that there are no longer any people in the building; and
- The last staff members leave the premises together.

#### **Dangerous insects, animals or reptiles**

Prevention is the best solution. Schedule regular pest control visits to reduce the risk of insects, animals or reptiles residing at the education and care service.

Rats, mice and other vermin can gain access to buildings through ventilation panels, cracks in walls, edges of rooves, wall, floor, door and window junctions, or the access points for electrical wiring and plumbing. They may also live and nest in framed walls, sub-floor spaces, ceiling spaces, under stoves, and around hot water systems.

Always keep premises clean and eliminate any open or uncontained food sources.

Have the number of your local council, local vermin controller or re-locator and National Parks and Wildlife Service available in your emergency directory and contact them to ask for support.

Move children to a safe area or it may be necessary to follow the lock down or evacuation procedure if the safety and wellbeing of children is at risk.

#### Lost or abandoned child

After an emergency situation has occurred there may be circumstances where a child has not been collected from the service. It is necessary to be aware of the actions you may be required to undertake in this situation:

- Follow the education and care service policy;
- Continue contacting the family and emergency contacts;
- If there is no response, reassure the child and contact the local police as per policy. Their number will be listed in your emergency directory;
- ► Help the police with their enquires;
- If there is still no response from contacts this becomes a police matter. The child is to be left with the police;
- Advise police of any special dietary, medical or emotional concerns the child may have;
- If the police decide it is safest for the child to remain with educators, continue to reassure the child and continue to provide appropriate care arrangements until otherwise notified;
- Leave your contact details with police for any follow up questions; and
- A mandatory report will be necessary if neglect is observed.

If you are able to contact the family, reassure them that their child is safe and being well cared for.

#### **Fatal incident**

If an emergency results in the death of a child, educator or other adult, it will be distressing for all involved. It is important that the needs of children and adults are the priority. Remove children from the area and be open and honest with the children that you are concerned about the individual's wellbeing. Answer any questions as well as you can.

The Nominated Supervisor must call emergency services immediately.

If the situation involved a child at an education and care service, the Nominated Supervisor must contact the family and state that there has been an emergency situation involving their child. Let them know that you have called for an ambulance and will meet them at the hospital. Only medical services and practitioners can pronounce a person as deceased.

The education and care service must ensure that they follow Regulatory requirements for notification and records relating to emergency situation involving children or staff; refer to Regulation 176(2)(a)(i).

# STRATEGIES FOR RECOVERY

#### **Support from external agencies**

After an emergency situation occurs, education and care services can gain support from external agencies to assist in the recovery process. These external agencies may include:

- Legal and insurance companies;
- Local councils;
- ➤ Your state/territory Regulatory Authority initial reporting of the emergency situation and in the event that operation of the service is interrupted or alternate arrangements for care are required;
- Department of Education, Employment and Workplace Relations (DEEWR) assistance and support with Child Care Benefit (CCB) enquiries;
- Counselling services;
- SES and Rural Fire Brigade; and
- CWA, Lions or Rotary Clubs.

#### Review and evaluation

The *National Regulations* specifies the emergency and evacuation procedures are rehearsed every 3 months that the service is operating, by the nominated supervisor, staff members and volunteers and children being educated and cared for by the service; and the rehearsals of the emergency and evacuation procedures are documented (*Education and Care Services National Regulations*, p.95).

A review and evaluation of the emergency situation and actions taken will need to be completed by all educators and adults involved in the process. This process must allow for each individual to provide constructive feedback on the emergency situation and how the process was undertaken by the educators and staff from the education and care service.

The review and evaluation process may also include discussions and reporting to:

- ► The Approved Provider and/or Management;
- Families;
- Your state/territory Regulatory Authority; and
- Emergency services.

It is essential to document all discussions during the evaluation process to make effective changes to the policies and procedures of an education and care service.

#### Media

Education and care services may have to manage media enquiries or media presence either during or after an emergency situation. It is important for all educators to be aware of the media policy and seek advice from Management and the Nominated Supervisor before responding to any media enquiries. All educators and staff must act in a manner which protects the privacy and rights of children, families and staff.

#### The follow up

Education and care services may need to delegate tasks amongst management, educators and families to support the person in charge and ensure operation of the service returns to normal as quickly and efficiently as possible.

#### Strategies to use after an emergency situation has occurred

After an emergency situation has occurred, it is important to deal with the after effects as carefully as the actual emergency itself. Recognising the potential impact that an emergency situation may have on children is vital. The age of the child should also guide you in what strategies to implement to assist with their recovery from the emergency.

Younger children may not be able to fully understand what has occurred, however they will be able to adapt more quickly if the strategies put in place provide them with ways to express their feelings and concerns. When explaining what has occurred to really young children, it is advisable to give a really simple explanation and provide them with the reassurance that they will be safe.

Older children may need a more detailed explanation and will possibly have more questions about what has occurred. Provide children with honest answers; however you should let your own judgement guide you on how much information you provide.

The after effects of an emergency situation will vary depending on the severity and the proximity of the event. Reactions to the event may be immediate; however it may take some time before the real effects of an event are apparent. Some children may develop symptoms or signs that indicate that they may not be coping.

#### These symptoms may include:

- Regressive behaviour;
- Irritability;
- Difficulty sleeping;
- Separation anxiety; and/or
- Bed wetting;
- Changes in eating habits.
- Becoming withdrawn;

If a child shows any of these symptoms, it may be advisable to refer the family for professional advice.

#### Strategies to assist children to cope after an emergency situation include:

- Return to a normal routine as soon as practicable;
- Provide children with opportunities to express their feelings and talk about what happened;
- ► Help children express their feelings in different ways by providing opportunities to draw and paint or through sensory experiences such as playdough, water and sand; and
- ▶ Use the opportunity as a learning experience to help build children's resilience and coping skills. Experiences such as reading story books may provide the opportunity for educators to openly discuss the event with children.

# Risk assessment tool template

This Risk Assessment must comply with relevant regulatory and compliance requirements as outlined in: Education and Care Services National Regulations - Part 7, Division 4 and National Quality Standards - 2.3.2

Identify the Activity	Location			Who	Who may be at risk?	risk?
	Identify ha:	Identify hazards, risks and rate the risks	the risks			
<ol> <li>Divide the activity into tasks</li> <li>Identify the hazards and associated risks for each task</li> </ol>	ociated risks for each task	3. List Risk	List risk controls already i Risk Rating Matrix below	s already trix belov	in place De	List risk controls already in place Determine a risk rating using the Risk Rating Matrix below
Tasks	Hazards	Risks	ш.	Risk Rating	D	Existing Control Measures
			Likelihood	Impact	Risk Rating	
Who conducted	Who conducted the Risk Assessment?		Who	approve	d the Risk	Who approved the Risk Assessment?
Completed by:		Approved by:	l by:			
Signature:		Signature:				
Date:		Date:				

# **APPENDIX 1a**

# **Risk rating matrix**

			Impa	act		
		Insignificant	Minor	Moderate	Major	Severe
	Almost Certain	Medium	High	High	Very High	Very High
poo	Likely	Medium	Medium	High	High	Very High
Likelihood	Possible	Low	Medium	High	High	Very High
	Unlikely	Low	Low	Medium	Medium	High
	Rare	Low	Low	Medium	Medium	Medium

#### **LIKELIHOOD**

Almost certain	Is expected to occur in most circumstances
Likely	Will probably occur in most circumstances
Possible	Could occur at some time
Unlikely	Not likely to occur in normal circumstances
Rare	May occur only in exceptional circumstances

#### **IMPACT**

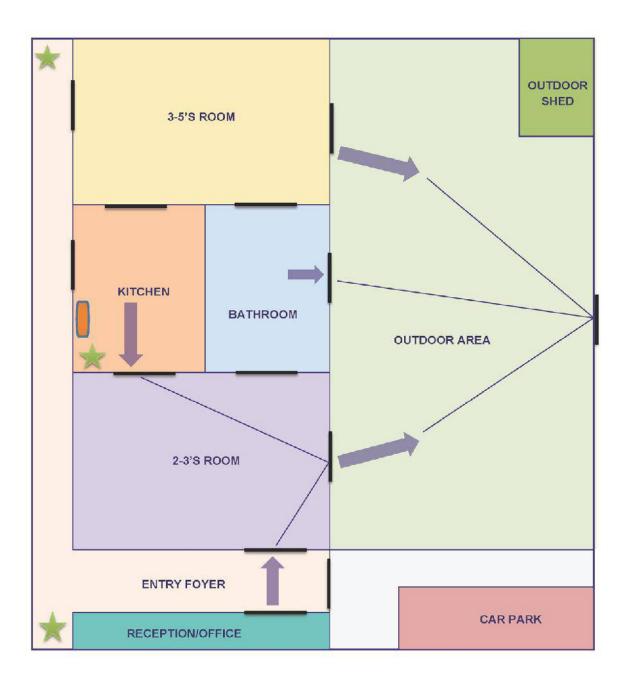
Insignificant	Injuries not requiring first aid
Minor	First aid required
Moderate	Medical treatment required
Major	Hospital admission required
Severe	Death or permanent disability to one or more persons

# **Sample evacuation procedure**

#### IT IS IMPORTANT THAT A BUILDING BE EVACUATED BY EVERYONE WITHIN 3 MINUTES.

STEP 1	Person discovering emergency situation raises the alarm and notifies the Nominated Supervisor.		
0777	Nominated Supervisor: Ring emergency services on 000 stating name and address of the education and care service and the nearest cross street (if it is not safe this can be done when the evacuation process has been completed):  [Insert service details here]		
STEP 2	<ul> <li>Notify all rooms and staff of the emergency and the designated assembly point.</li> <li>Liaise with emergency services and other relevant agencies.</li> </ul>		
	<ul> <li>If necessary, notify the delegated communications person of the consistent message that is to be provided to families or emergency contacts.</li> <li>Keep all educators and staff updated.</li> </ul>		
STEP 3	Designated first aid person(s) collects the:  Emergency pack  Emergency mobile phone  Emergency contact list  Emergency directory  Children's attendance rolls  Staff sign in sheets  Check all rooms for children and adults as collecting these items.  Once children are safely evacuated, administer first aid as required.		
STEP 4	<ul> <li>All educators and staff:</li> <li>▶ Remain calm</li> <li>▶ Gather and walk children to the nominated assembly point. All available educators and staff to assist with the babies and younger children</li> <li>▶ Close windows and doors as you move through the service, if possible</li> <li>▶ Check attendance rolls once at the assembly point – if anyone is missing notify the Nominated Supervisor immediately</li> <li>▶ Support and supervise children until the service is cleared by emergency services or until their family arrives.</li> <li>If relevant:</li> <li>▶ Ensure all children are signed out as they are collected</li> </ul>		
STEP 5	Remain at the evacuation assembly point until advised by emergency services.  NO ONE IS TO RE-ENTER THE BUILDING UNTIL ADVISED BY EMERGENCY SERVICES.		

# **Sample Floor Plan**



# Sample letter or phone message to families

Dear Families,

Today there has been an emergency situation at our education and care service.

TOPICS TO BE COVERED	✓
At what time?	
What happened?	
What did children see?	
What staff were present?	
What emergency services were involved?	
The outcome of the event. Are any children or staff requiring treatment (names must remain confidential)?	
Follow up:	
Will the service be operating tomorrow? How to get more information? Provide an emergency contact number for staff and families to keep updated.	

It is important this information is written down prior to calling or providing information to families so a consistent message is delivered.

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# Sample emergency directory

Below is a suggested emergency directory that could be laminated and ready to take when required.

EMERGENCY CONTACT	PHONE NUMBER
Emergencies: Police, Ambulance, Fire	000 - Landline
	112 - Mobiles
Local Police	
Local Ambulance	
Local Fire Station	
Local Rural Fire Service	
State Emergency Services	
Hospital	
Local council	
Local water supplier	
Local gas supplier	
Local electricity supplier	
Regulatory Authority	
Local radio station	
Local school	
Local vermin re-locator or controller	
National Park and Wildlife Service	

# **Bomb, chemical or biological threat**

In the event of a bomb, chemical or biological threat to the service, attempt to ask the following points:

QUESTIONS TO ASK	ANSWER
Is it a bomb, or a chemical or biological threat?	
When will it explode or be released?	
Where did you put it?	
What does it look like?	
When did you put it there?	
How will it explode or be released?	
Did you put it there?	
Why did you put it there?	
What is your name?	
For a Bomb: What type of bomb is it?	
What is in the bomb and what will make it explode?	
For chemical and biological threat: What kind of substance is in it?	
How much substance?	
When will the substance be released?	
Is the substance a liquid, powder or gas?	
Write the exact words said where possible:	
Accent of the caller	Estimated age
Background noise	
Did the caller seem familiar?	
Other comments	
Out 60111116116	

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# **Useful resources**

- » A /NZ ISO 31000:2009 Risk Management Standard www.standards.org.au
- » Australian Children's Education & Care Quality Authority (ACECQA) www.acecqa.gov.au
- » Anaphylaxis Australia www.allergyfacts.org.au
- » Asthma Foundation www.asthmafoundations.org.au
- » Australian Children's Education and Care Quality Authority www.acecqa.gov.au
- » Brigade Kids www.brigadekids.com
- » Kids Health and NSW Poisons Information www.childsafetyaustralia.com.au/community/poisons/poisons.htm
- » Children's Hospital at Westmead www.chw.edu.au/parents/factsheets
- » Department of Education, Employment and workplace Relations www.deewr.gov.au
- » Family Day Care Australia www.fdca.com.au
- » Kidsafe: The Child Accident Prevention Foundation of Australia www.kidsafe.com.au
- » Network of Community Activities www.netoosh.org.au
- » Professional Support Coordinators Alliance (PSCA) www.pscalliance.org.au
- » St John Ambulance Australia www.stjohn.org.au

#### **AUSTRALIAN CAPITAL TERRITORY**

- » ACT Health www.health.act.gov.au
- » ACT Police www.police.act.gov.au
- » ACT Rural Fire Service http://esa.act.gov.au/actrfs/
- » ACT State Emergency Service http://esa.act.gov.au/actses/
- » Communities@Work www.actpsc.com.au
- » Department of Housing and Community Services www.dhcs.act.gov.au
- » WorkSafe ACT www.worksafe.act.gov.au

#### **NEW SOUTH WALES**

- » Children's Services Central www.cscentral.org.au
- » Department of Education and Communities www.educationandcommunities.nsw.gov.au
- » Emergency Management NSW www.emergency.nsw.gov.au
- » Department of Community Services www.community.nsw.org.au
- » Mobile Children's Services Association of NSW www.mcsa.org.au
- » NSW Family Day Care Association www.nswfdc.org.au
- » NSW Ministry of Health www.health.nsw.gov.au
- » NSW Police www.police.nsw.gov.au
- » NSW Rural Fire Service www.rfs.nsw.gov.au
- » NSW State Emergency Services www.ses.nsw.gov.au
- » WorkCover Authority of NSW www.workcover.nsw.gov.au

#### **NORTHERN TERRITORY**

- » Department of Education and Training www.det.nt.gov.au
- » Department of Children and Families www.childrenandfamilies.nt.gov.au
- » Department of Health and Families www.health.nt.gov.au
- » Northern Territory Police, Fire and Emergency Services www.pfes.nt.gov.au
- » Quality Education and Care NT www.qualityecnt.nt.gov.au
- » Professional Support Coordinator NT: Child Australia www.childaustralia.org.au
- » SecureNT www.securent.nt.gov.au
- » WorkSafe NT www.worksafe.nt.gov.au

#### **OUEENSLAND**

- » Department of Education and training www.education.gld.gov.au
- » Department of Communities www.communities.qld.gov.au
- » Health and Community Services Workforce Council Inc. www.pscq.org.au
- » Queensland Health www.health.qld.gov.au
- » Queensland Police www.police.qld.gov.au
- » Queensland State Emergency Service www.emergency.qld.gov.au/ses/
- » Rural Fire Service www.ruralfire.qld.gov.au
- » WorkCover Queensland www.workcovergld.com.au

#### **SOUTH AUSTRALIA**

- » Country Fire Service www.cfs.org.au
- » Department of Education and Early Childhood Services www.decs.sa.gov.au/childrensservices
- » Department for Communities and Social Inclusion www.dcsi.sa.gov.au
- » Gowrie SA www.pscsa.org.au
- » SA Health www.health.sa.gov.au
- » South Australia Police www.police.sa.gov.au
- » South Australian State Emergency Service www.ses.sa.gov.au
- » WorkCover SA www.workcover.com

#### **TASMANIA**

- » Department of Education www.childcare.tas.gov.au
- » Department of Health and Human Services www.dhhs.tas.gov.au
- » PSC Tas www.psctas.org.au
- » Royal Hobart Hospital www.dhhs.tas.gov.au/hospital/royal-hobart-hospital
- » State Emergency Service Tasmania www.ses.tas.gov.au
- » Tasmanian Fire Service www.fire.tas.gov.au
- » Tasmanian Police www.police.tas.gov.au
- » WorkCover Tasmania www.workcover.tas.gov.au

#### **VICTORIA**

- » Community Child Care Association www.pscvic.org.au
- » Country Fire Authority Victoria www.cfa.vic.gov.au
- » Department of Education and Early Childhood Development www.education.vic.gov.au/licensedchildservices
- » Department of Health www.health.vic.gov.au
- » Department of Human Services www.dhs.vic.gov.au
- » WorkSafe Victoria www.worksafe.vic.gov.au
- » Victoria Police www.police.vic.gov.au
- » Victoria State Emergency Service www.ses.vic.gov.au

#### **WESTERN AUSTRALIA**

- » Department for Communities www.communities.wa.gov.au
- » Department for Child Protection www.dcp.wa.gov.au
- » Department of Health WA www.health.wa.gov.au
- » FESA Fire and Emergency Services Authority of Western Australia www.fesa.wa.gov.au
- » Health Direct www.healthdirect.org.au
- » Princess Margaret Hospital for Children (PMH) www.pmh.health.wa.gov.au
- » Professional Support Coordinator WA: Child Australia www.childaustralia.org.au
- » SESVA State Emergency Service Volunteers Association www.ses-wa.asn
- » WA Police www.police.wa.gov.au
- » WorkSafe WA www.commerce.wa.gov.au/WorkSafe/

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- ▶ NSW Rural Fire Service (2010, April). Retrieved May 1st, 2010, from NSW Rural Fire Service: www.rfs.nsw.gov.au



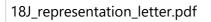


## Representations

## **Representor 9** - Victoria Sands Kwong

Name	Victoria Sands Kwong
Address	12 Paratoo Road ALDGATE SA, 5154 Australia
Phone Number	0408460919
Email Address	victoria.sands@walterbrooke.com.au
Submission Date	03/12/2021 12:03 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	Please refer Letter submitted in supporting documents

#### **Attached Documents**



2nd December 2021

The Chief Executive Officer Adelaide Hills Council PO Box 44 WOODSIDE SA 5152

email: developmentadmin@ahc.sa.gov.au

#### RE: Letter of Representation

Development Application ID 21031474 – Construction of a three-level childcare centre (preschool) with ancillary car parking, outdoor play areas and landscaping at 14 Johnston Street, Stirling

We received written notification of the above-mentioned development application as part of the notification process. As the owners of the property at 18 Johnston Street we have prepared the following Letter of Representation.

By way of background, I am an Architect with 20 years of commercial experience with an understanding of the design and operation of similar facilities.

My Husband David Kwong is a qualified traffic engineer with 20 years of industry experience providing professional services for both private sector, local and state government. He has undertaken many traffic impact assessments including numerous childcare Centres. Of relevance to this application, he has previously prepared the traffic impact assessment for the Childcare Centre at 208-212 Anzac Highway, Plympton in 2018 which is operating as a Paisley Park Child Early Learning Centre.

In preparing this response we have reviewed the documents submitted with the development application and specifically the traffic impact assessment report prepared by Phil Weaver and Associates dated 20 September 2021. We also reference the following:

- SA Planning and Design Code
- Australian Standard/New Zealand Standard, Parking Facilities, Part 1: Off-Street Car Parking AS/NZS 2890.1:2004
- Australian Standard, Parking Facilities, Part 2: Off-Street Commercial Vehicle Facilities AS 2890.2:2018
- Australian Standard/New Zealand Standard, Parking Facilities, Part 6: Off-Street Car Parking for People with Disabilities AS/NZS 2890.6:2009
- Various technical data as reference and other documents as nominated.

There are a number of potential amenity, safety, capacity and non-compliance issues which should be raised with this proposal.

- Noise
- Parking Provision
- Car Stackers
- Ramp Gradients & Head Height Clearances
- Waste Management
- Access Sightlines
- Security

Before continuing, please appreciate that we do not completely oppose the proposed development in principle, rather we use this opportunity to ensure the proposed development will be constructed and operated in a manner that will not adversely impact on the amenity and safety of the immediate area and our property. As such we seek further clarification on elements of the proposal to alleviate our concerns. Possible changes to the proposal are suggested in the hope the applicant will include these initiatives into the prospective facility.

For clarity, our land is one of the semi-detached dwellings immediately to the south of the subject land, as depicted in the below image.



#### **Existing Situation**

The site currently comprises a single-storey residential dwelling with access via Johnston Street towards the North-eastern end of the site's street frontage.

The existing longitudinal gradient of Johnston Street directly adjacent the subject site is a downward gradient towards Mount Barker Road. The existing longitudinal gradient has been measured at 11.5% (or 1 in 8.7) as illustrated in Figure 1. No on-street parking or stopping is permitted along the entire length of Johnston Street.



#### Matters requiring further clarification and attention

#### Noise

An Acoustic Report was not provided with the public notification documents, please advise if any investigations have been conducted into potential noise levels emanating from the proposed child-care centre. As such we wish to know what measures will be employed to reduce the effect of noise which are likely to be emitted. Please provide details of any proposed acoustic treatments.

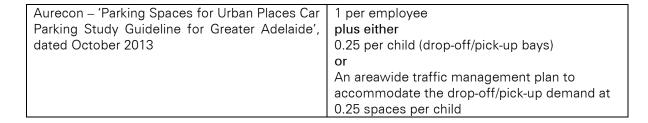
#### Parking Assessment

The SA Planning and Design Code identifies a parking rate of 1 parking space per 4 children. Based on 95 children (with a maximum of 15 staff working on-site at any period) there will be a requirement for 24 parking spaces. It is proposed to provide 21 parking spaces resulting in a parking shortfall of 3 spaces. This shortfall has been acknowledged.

A comparison of parking rates for childcare centres from various sources is outlined in Table 1.

Table 1: Child Care Parking Rates

Car Parking Rate Source	Car Parking Rate
Australian Childcare Alliance – South Australia	1 space per 4 children
'Child Care Centre Parking Rates Review -	
Parking Review' dated April 2016	
Transport for New South Wales 'Guide to Traffic	1 space per 4 children
Generating Developments' dated October 2002	
Planning SA 'Planning Bulletin – Parking	1 space per 4 children
provisions for selected land uses', dated	
October 2001	

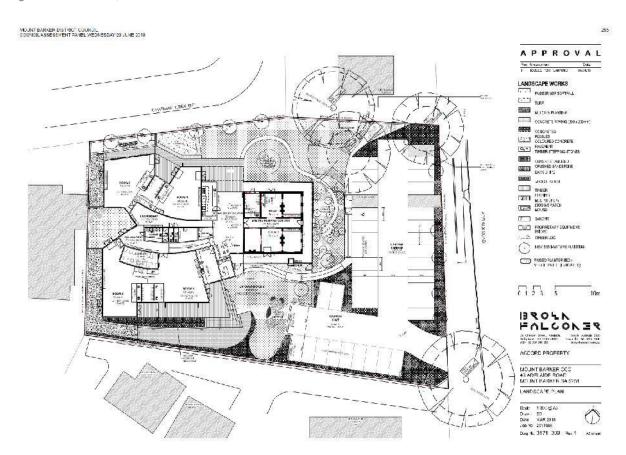


Based on the parking rates outlined above, a provision of 1 parking space per 4 children (0.25 spaces per child) is considered appropriate.

We bring to your attention two sites currently operated under the Paisley Park Early Learning Centre Operations which are directly relevant to this parking provision discussion:

The first site is located at 43 Adelaide Road, Mount Barker. This development (Figure 2) was approved on Wednesday 20 June 2018. This development was approved for 136 Children and provided 34 parking spaces on-site. The approved parking rate for this site equates to 1 parking space per 4 children.

Figure 2: Approved Development of Paisley Park Early Learning Centre, Mount Barker (source Council Assessment Panel Agenda 20 June 2018).



The second site is located at 208-212 Anzac Highway, Plympton. This development was approved for 180 children and provided 45 car parking spaces. Again, the approved parking rate for this site equates to 1 parking space per 4 children.

Accordingly, given this site is proposed to be operated by Paisley Park Early Learning Centre, based on the information provided above the rate of 1 parking space per 4 children is considered operationally acceptable and should be applied to this proposal irrespective of any proposed controlled regime of staggering arrival and departure times which is not fail safe.

This industry accepted parking rate of 1 parking space per 4 children demonstrates that the parking shortfall of 3 parking spaces for the subject site will be detrimental to the proposal when there is no parking available for the entire length of Johnston Street. It is further exacerbated when 6 of the 21 spaces will be mechanical stacker spaces for staff use only which equates to nearly 30% of the site's car parking being dedicated for staff use only.

The parking shortfall will also likely encourage parents/guardians to occupy the proposed turn around space when the car park is full, resulting in vehicles having to reverse directly back out onto Johnston Street when there is no turn around or parking opportunities available and recirculate to find parking. This would create safety issues both within the car park and onto Johnston Street. The high number of staff spaces will also result in the potential sterilisation on the use of staff spaces as parents/visitors will not be permitted to use these spaces.

#### Car Stackers

It is noted from Mr Weaver's report the following details on the proposed car stackers as identified in Figure 3

Figure 3: Proposed Car Stackers design from Mr Weaver (source Phil Weaver and Associates report 20 September 2021).

Three car stackers will be provided to accommodate 6 dedicated staff parking spaces. It is understood
that the stackers will be provided as an independent system incorporating a pit to allow staff to obtain
access to either space irrespective of whether the spaces in each level of the stacker are both
occupied, and

In respect to the proposed car stackers, no details of the specific product have been provided to demonstrate that the system will be adequately accommodated by the allocated space provision (both horizontal space width and vertical head height needs). Could the applicant please demonstrate adequacy of this facility.

In addition, noting that the stacker system will incorporate a pit to obtain access to either space. The extent and depth of the pit has not been identified on any of the drawings or sections and we question what impact this will have on the Tree Number 5 (Figure 4). This tree is a regulated tree as identified within the arborist report prepared by Tree Inspection Services dated 3 March 2021 as well as the report prepared by Tertiary Tree Consulting Pty Ltd dated 26 August 2021. It is also noted in the in Appendix G2 of the URPS report that the proposed footings around Tree 5 are being designed around this tree to avoid the Structural Root Zone. Could the applicant please demonstrate how this will not impact further on the Tree Protection Zone?

LEGEND
TPZ
SRZ
TPZ encroschment
Tree Protection Zones Plan

A PROPOSED - LOWER G / UNDERCROFT

Figure 4: Location of Tree 5 and proposed car park and car stackers (source Tree Inspection Services report 3 March 2021).

### Ramp Gradient and Head Heigh Clearances Assessment

Access is proposed to be relocated further to the southwest to be approximately central to the site frontage boundary of Johnston Street.

It is noted from Mr Weaver's report the ramp gradient design is as follows in Figure 5.

Figure 5: Ramp gradient design from Mr Weaver (source Phil Weaver and Associates report 20 September 2021).

• Given the natural grade within the subject site, the design of proposed car park will provide a 6m long near flat area (including verge) as measured from the kerb, a 1 in 8 transition, then a grade of 1 in 16 through the majority of the car park to the flat area adjacent the stackers / accessible space. Hence, the design essentially the relocates the near flat area typically required by such a development into the Council verge.

It is unclear from Mr Weaver's statement above on what a 'near flat area' translates to in technical terms of ramp gradient for this 6m section of driveway.

A critical design flaw of the gradient and level design for the current proposal relates to the ramp gradients to the basement car park from Johnston Street and matching with the existing road levels of Johnston Street.

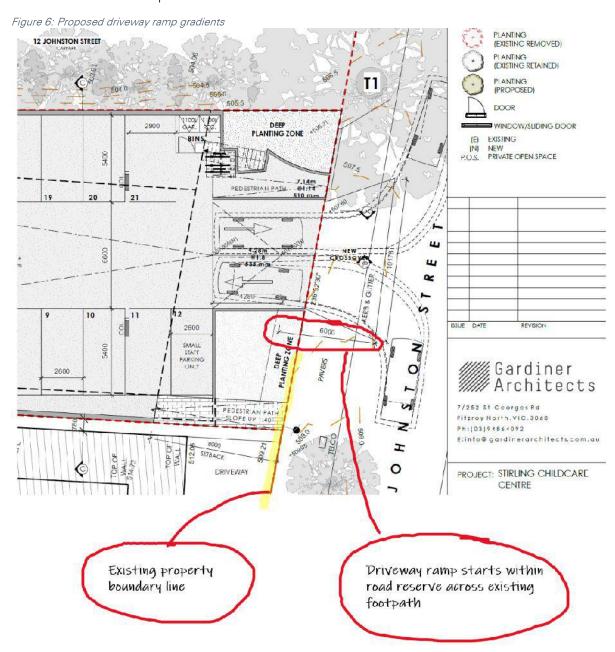
Section 3.3 'Gradients of Access Driveways' of AS/NZS2890.1: 2004 states the following:

'At entry and exit points, the access driveway should be graded to minimise problems associated with crossing the footpath and entering the traffic in the frontage road.

Maximum gradients on and near access driveways, other than domestic properties (see Clause 2.6), shall be as follows:

(a) Property line/building alignment/pedestrian path – max. 1 in 20 (5%) between edge of frontage road and the property boundary line, building alignment or pedestrian path (except as provided in Item (d)), and for at least the first 6m into the car park.'

Based on the above, the proposed ramp gradient needs to be 1:20 for the first 6m from the property boundary. Figure 6 extracted from the plans prepared by Gardiner Architects illustrates that the current ramp gradient does not start from the property boundary line. This is also confirmed in Mr Weaver's assessment report.



Therefore, the ramp gradients would not currently comply with AS/NZS2890.1:2004. However, given the length available within the whole of site, it could be readily accommodated within the site to comply through changes to their current design.

While it is likely the applicant's response to representations on this issue will be a matter for further consideration during the detailed design phase of the project, we strongly recommend this should be demonstrated as part of the application assessment and not be placed as a condition or reserved matter when this is considered at Council Assessment Panel (CAP) as there will be other flow on impacts from the car park gradient changes which would need further consideration as part of the CAP assessment (i.e. additional loss of parking, additional increase in building height or perhaps loss of outdoor space area).

The plans prepared by Gardiner Architects show the existing footpath level being at a Natural Ground Level (NGL) of 508.15 to 508.16, approximately where the centreline of the proposed driveway crossover will be located. To the northeast of the proposed crossover, the NGLs associated with the existing pedestrian footpath facility are approximately 507.62 and 507.66. To the southwest of the proposed crossover, the NGLs associated with the existing footpath are approximately 508.83 and the levels continue to rise as you go further away southwest. Figure 7 illustrates the existing feature survey level details of the existing footpath and road reserve levels as prepared by Pyper Leaker dated 13 June 2018.

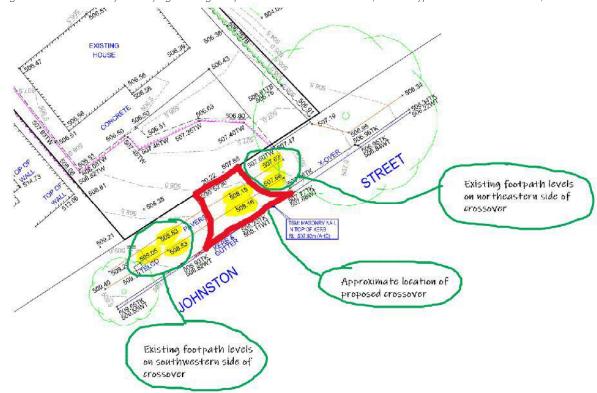
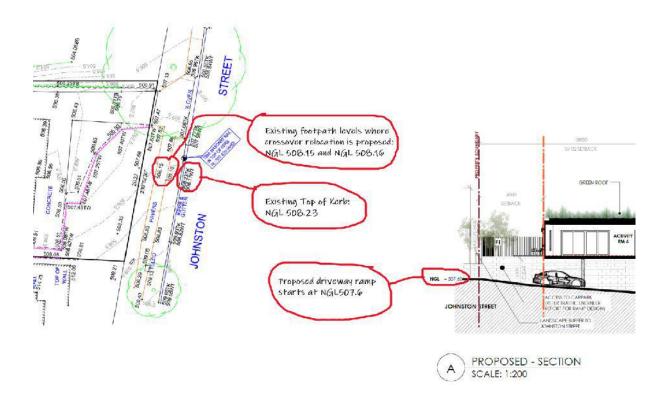


Figure 7: Feature Survey identifying existing footpath and road reserve levels (source Pyper Leaker 13 June 2018).

The applicant's current driveway design is proposed to commence at a level of 507.6 across the entire roadway width (i.e. 507.6 at the northeastern end of the crossover and 507.6 at the southwestern end of the crossover. This proposal will result in significant amendments to the existing footpath levels, particularly from the southwestern end (approximate level of 508.8) to reach their proposed level of 507.6 (across the entire crossover width) as illustrated in Figure 7 and 8. The applicant has not demonstrated the adequacy of the proposed crossover integrating with the existing footpath (and footpath approaches).

Figure 8: Existing footpath levels, existing top of kerb levels and proposed starting level of driveway ramp



This could imply that at the flaring point of the crossover there will be a level difference of around 1.2m, resulting in the potential need for a retaining wall near the southwestern corner of the proposed crossover. Such a treatment would create a potential safety hazard for drivers turning left into the site as well as sightline hazards for drivers exiting as sightlines are likely to be obstructed by the level difference and any landscaping within the road reserve. Figure 9 illustrates the southeastern view of the driveway access integrating with Johnston Street. Figure 9 also clearly illustrates the level differences of concern with Johnston Street towards the southwestern corner of the proposed crossover.

SOLAR PV CELLS LIFT OVERUN (BEYOND) GREEN ROOF PROPOSED SIGNAGI FFL LEVEL 02 RL 512.92 FFL LEVEL DI RL 509:72 ANDSCAP FFL LEVEL BA AT NO RL 505.72 ANDSCAPING This side/section of driveway will not match PROPOSED - SOUTH-EAST ELEVATION the natural road grades of Johnston Street. SCALE: 1:200 Alternatively, there will be insufficient head height clearance for the inbound movements Significant level differences at this corner of at the start of the basement car park where the crossover flaring of proposed driveway. the first floor slab commences.

Figure 9: proposed south east elevation view of proposed driveway access with Johnston Street. (source: plans prepared by Gardiner Architects)

The design of ramp gradients, levels and vertical clearances for the proposed access to the basement car park only considers northeastern side of the access driveway from Johnston Street. The design does not take into consideration integrating with the longitudinal gradients of Johnston Street. As a result, the proposed design has not considered appropriate ramp gradients for southwestern side of the access driveway from Johnston Street where the street levels are higher at this end. If the same driveway levels and gradients were to apply on the inbound side of the driveway, the vertical clearance for the entry movement will not comply with the minimum head height clearances to the underside of the floor slab which will be a safety hazard and will force drivers to use exiting bound side of the parking aisle to enter the basement.

If ramp gradients were redesigned to be compliant on the subject side of the inbound driveway, this will likely have implications with respect to the overall height of the building structure which currently exceeds the maximum height envisaged for this zone.

Could the applicant please demonstrate how the inbound side together with outbound side of the parking aisle will comply with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009. Could the applicant also please demonstrate how the proposed design will adequately match with the existing road levels of Johnston Street (inbound and outbound). Could the applicant please demonstrate how the existing pedestrian footpath levels and gradients will be maintained or improved noting that people with disabilities currently use this footpath.

The plans prepared by Gardiner Architects illustrate the floor level of the basement car park to underside of first floor slab is proposed to be 2.5m at the car park entry. While this head height clearance satisfies the minimum head height requirements, it is not clear what undermounted slab services (e.g., lighting, ducting, fire services) are to be installed within the basement car parking area. This may impact on DDA requirements in respect to minimum DDA head height clearance requirements. Please confirm that all services have been taken into consideration and will be

compliant without having to increase current building heights which already exceed the maximum height requirements for the locality.

#### Deliveries and Refuse Collection

It is assumed that deliveries will be undertaken by light vehicles or vans, given the proposed head height constraint of 2.5m at the entrance to the basement car park. Could the applicant please confirm.

It is understood that a private contractor will be engaged to undertake waste collection for the site. No swept paths have been provided to demonstrate how the private contractor will collect refuse within the subject site and safely enter the site in a forward direction, turn around and exit the site in a forward direction. Could the applicant please provide.

The proposed head height clearance of 2.5m at the basement car park entry would not comply with the Australian Standard, Parking Facilities, Part 2: Off-Street Commercial Vehicle Facilities AS 2890.2:2002. It Based on other childcare centres, a private contractor will likely undertake refuse collection with a Medium Rigid Vehicle (MRV) and AS 2890.2:2002 requires a head height clearance of 4.5m to comply for an MRV. Consequently, there will be insufficient head height clearance for an MRV to access to the basement car park. It is likely the applicant will propose on-street collection to occur by the private contractor. Given the bins are stored within the basement car park, it is assumed that the contractor will be required to park on the Johnston Street (where no stopping yellow linemarking is installed along the entire length of Johnston Street and on both sides) and then walk down to the basement to bring the bins up a 1:8 driveway ramp to the truck for the bins to be emptied. This will result in the refuse vehicle obstructing traffic flows on Johnston Street. As a local to the area, traffic flow disruption is already being experienced at the Foodland and Woolworths access points and this will further exacerbate the situation.

Notwithstanding the traffic flow disruption, depending on the proposed operational procedures proposed by the applicant on managing waste there could be additional safety concerns involved with the driver of the refuse truck requiring park the vehicle on a gradient along Johnston Street which would be too steep and unsafe.

As discussed in the above section on Existing Situation and illustrated in Figure 1, the northeast bound gradient of Johnston Street in front of the subject site was measured at 11.5% (or 1 in 8.7). While there are no on-street commercial parking standards, the next most appropriate standard to adopt would be the Australian Standard Part 2: Off-street commercial vehicle facilities SA 2890.2:2018. Section 4.2 of AS 2890.2: 2018 identifies that:

'the maximum gradient for any part of the service bay shall be 1:25 (4%) measured in any direction including directions oblique to the bay centre-line.'

Where the refuse truck driver parks vehicle on Johnston Street, this would be considered as a control point and where collection is to occur on-street this area would be considered as being equivalent to a service bay.

Based on the above, the private contractor will not be able safely park the refuse truck on Johnston Street to collect due to the existing steep gradients nor will the contractor be able to collect on-site due to insufficient head height provisions of the basement car park for the truck.

Should the above be ignored and on-street collection were to occur (as the truck will not physically fit under the basement car park), the driver manually moving the bins for collection from the basement would be combined with the exposure of Johnston Street traffic on the road during the operation of the bin lifting which would be a safety risk. Even if refuse collection were to occur outside of operating hours to minimise risk, there would still be the uncontrollable interaction between the refuse driver

being out of the truck and general traffic on a steep non-compliant collection servicing gradient. There is also the important real life safety hazard that the truck parked on the steep gradient could roll when the driver is out of the vehicle. This safety hazard has the potential for the childcare centre to be served with a Safe Work SA improvement notice.

#### Access Sightlines

No details have been provided as part of the development application to demonstrate that sightlines at the proposed access will meet the minimum sightline requirements. Could the applicant please provide sightline diagrams to demonstrate how the proposed access will meet the minimum sightline requirements.

It is unclear if parents and children will be able to access the facility from the undercroft car park, should access only be provided by the main entry with the current position of the pedestrian ramp from the basement being located on the Northeastern side of the site, parents and children would need to cross over the car park entry ramp in order to enter the facility. This is a safety concern further highlighting the need to ensure that the sightlines meet minimum requirements.

### Security outside operation hours

Semi-enclosed areas with obscure views such as under croft carparking areas can on occasion attract some undesirable behaviour. Although this would not be directly attributed to the proposed development, measured of crime prevention through environmental design should be considered. Please advise if any measure have been considered and if the under croft is proposed to be secured outside operational hours.

### Conclusion

We believe it will be inappropriate of the Council to issue a decision on the proposed development without addressing the concerns raised in this representation. If the concerns expressed in this representation can be satisfactorily addressed, then we will consider retracting this representation.

Should the response not be to our satisfaction, then we will seek the opportunity to appear (either in person or by a representative) before the Council's Assessment Panel to provide a verbal representation on the proposed development.

Should you wish to discuss any aspects of this correspondence then please do not hesitate to contact my husband David Kwong on my behalf (0477 110 770). Alternatively, we can be contacted via email at david.kwong@stantec.com and victoria.sands@walterbrooke.com.au

Yours Sincerely,

Victoria Sands Kwong Owner of 18 Johnston Street

# Representations

### **Representor 10** - Ross and Janet Sands

Name	Ross and Janet Sands		
Address	31 MILAN TERRACE STIRLING SA, 5152 Australia		
Phone Number			
Email Address	rsa@internode.on.net		
Submission Date	03/12/2021 02:29 PM		
Submission Source	Email		
Late Submission	No		
Would you like to talk to your representation at the decision-making hearing for this development?	Yes		
My position is	I support the development with some concerns		
Reasons	See attached		

### **Attached Documents**

Letter Of Representation-Ross And Janet Sands-1785505. pdf

2nd December 2021

The Chief Executive Officer Adelaide Hills Council PO Box 44 WOODSIDE SA 5152

Via email: <a href="mailto:developmentadmin@ahc.sa.gov.au">developmentadmin@ahc.sa.gov.au</a>

RE: Letter of Representation to Development Application ID 21031474 – Construction of a three-level childcare centre (pre-school) with ancillary car parking, outdoor play areas and landscaping at 14 Johnston Street, Stirling

As the owners of 16 Johnston Street which adjoins the southern boundary of the proposed development, we received written notification of this proposed development.

In addition, we are the owner/occupiers of 31 Milan Terrace which is located on the corner of Johnston Street. Our son who is legally blind and has complex disabilities, lives in an area of this property that fronts Johnston Street with the address of 20 Johnston Street.

From these perspectives, having received the documents submitted with the development application, we have prepared the following Letter of Representation.

We do not oppose the proposed development in principle, but are concerned that in its current form, many aspects of the development will adversely affect the amenity of the area and in particular, negativity impact the enjoyment and quality of life of the occupants of 16 Johnston Street.

We use this opportunity to raise these issues, seek clarifications on aspects of the proposal, and give the opportunity for them to be addressed. We have suggested some possible adjustments to the proposal that we hope will be adopted to address our concerns and reduce potential negative impact on the amenity of the area and the quality of life of Johnston Street residents.

### Aspects of the proposed development requiring further clarification and attention:

### 1. Amenity impact - Overshadowing and overlooking of private open space:

A major concern is the overshadowing of the northern aspect of the private space of 16 Johnston Street as this is detrimental to the quality of life of its occupants. On the 16th of November 2021, we requested that a diagram be provided to demonstrate the extent of this overshadowing so that the impact on occupants could be more accurately assessed.

Please provide overshadowing diagrams as requested

The extent of overshadowing is exasperated by the height of the development exceeding the height maximum defined under the code, which the Applicant acknowledges is over the 10m maximum at 10.92m.

To protect our privacy opaque film should be applied to all windows from the second storey facing southwest overlook our property.

It is also unacceptable that due to the open mesh fencing for the play deck overlooks the private open space and internal living spaces of 16 Johnston Street.

# 2. Amenity impact - Appearance of the southern elevation of the proposed development along the boundary:

The proposed development builds along the entire length of our adjoining boundary. Although the build up at street level is minimal the development does not follow the natural slope of the site with a two-storey section of building coinciding with the full extend of our properties private open space. To reduce the overall bulk and scale and the extent of building directly on the boundary could the ground floor be re-designed to move the reception, office and DDA WC off the boundary line providing some additional setback.

The diversity of the building form and materials utilized within the southern elevation of the proposed development are appreciated, however, to mitigate the visual impact to the adjoining property we request input into all materials and colours used on this aspect of the development, in particular the finish of the retaining/car park wall, profile metal sheet cladding and fencing along our boundary.

### 3. Amenity impact - Noise:

The public notification documents do not include an Acoustic Report.

- Can you clarify if investigations have been conducted to address potential noise levels from the proposed child-care centre?
- What measures will be employed to reduce the effect of noise that will be emitted?
- Are any acoustic measures proposed to be incorporated within the building fabric and external fencing to address our concerns? We note that both fence types 1 & 2 offer no acoustic benefit and although fence type 3 1800mm high vertical timber paling fence is noted as acoustic there are no details as to how this fence will provide any acoustic absorbency/benefit.

We suggest appropriate measures (i.e., acoustic mitigation barriers) be utilized both in the construction of the building's external elevation and fencing including around the outdoor play area.

### 4. Amenity impact – Mechanical Plant

The roof plan notes a screened services platform adjacent the lift overrun. There are no details regarding the equipment, layout, or height implications of what is proposed to be housed within the services platform. The elevations also do not indicate this screened plant area. There is no other plant location identified for mechanical services and therefore we expect that it is proposed to be located at roof level.

- Please provide updated drawings that detail the roof mounted plant equipment, equipment layout and the proposed heights of the equipment and screening and if this

- further impacts on the overall height of the development which we reiterate already exceeds the maximum building height.
- Please include in an acoustic report the associated impacts of any plant and measures to address noise.

# 5. Amenity impact – Lighting particularly that associated with the proposed pedestrian access along the adjoining boundary:

A pedestrian entry path is proposed along the southern boundary. This pathway also ramps up in elevation, and for safety and security reasons it is expected that this will be lit. No lighting is depicted on the drawings submitted with the application.

 What lighting is intended to be provided along this path and will it be appropriately screened to prevent the nuisance of light spill to the occupants of our adjoining property?

### 6. Amenity impact - Stormwater Management

Due to the height level of the entrance pathway and it's positioning directly on the boundary we are concerned that any overflow of storm water may flow under the fence and onto our adjoining property. Please ensure that all water is captured and retained upon the subject land and appropriately disposed without causing potential risk to our property.

### 7. Amenity impact - Tree 5

Tree Number 5 is a regulated tree that adds significantly to the amenity of the immediate vicinity and has been identified within the arborist reports that accompany the development application. It is noted that to reduce possible damage to this tree the proposed footings are being designed to avoid the Structural Root Zone. However, it is also noted that there will be a pit/s associated with the car stackers no details have been provided regarding the pit extent or depth, and the possible impact they may have on the health of this tree.

- Could the applicant please demonstrate how the car park stackers will not impact further on the Tree Protection Zone?

### 8. Amenity and safety impacts - Movement and parking of vehicles

### Car Park – there is inadequate car park capacity:

The proposed development provides twenty-one (21) on-site parking spaces, 6 are mechanical stacker spaces for staff use only, and all are within an under croft. The developer acknowledges that on site car parking does not meet the required standard for childcare facilities of 1 in 4 children. Not only is there a lack of compliance to the standard but additionally nearly 30% of the site's parking is dedicated for staff use only. This parking shortage is exasperated by lack of nearby alternative parking options for both clients and staff as there is no on street parking in Johnston and Oakbank Streets and the parking area in Milan Terrace is used by hospital users and is frequently at capacity. Other parking areas in the vicinity are privately owned and cannot not be considered for use as additional parking opportunities for this development.

It is stated that during peak demand (drop-off and pick-up) staggered times will be implemented to compensate for carpark short falls. This is impractical, unrealistic and unreliable to suggest that this can be adequately enforced by the operator as parental

movements are out of the direct control of the centre. Therefore, acceptance of a reduced parking provision is not considered reasonable, and any approval should not be dependent on such a condition.

The inadequate on-site parking provision raises justified concerns that will result in worsened disruption and congestion of traffic with the need for cars to queue and bank on Johnston Street, creating safety issues for both pedestrians and other road users as is it impossible for visitors to know if the car park is at capacity prior to entering the site.

### **Staff Parking provision:**

Staffing numbers have been stated as a maximum of fifteen (15) people, six (6) of the onsite spaces have been designated for staff use only. Due to the lack of alternative parking options (both Johnston Street and Oakbank Street have no on street parking provision and other parking opportunities in proximity are within private parking areas), it is expected that staff will be parking on-site potentially occupying 75% of the available parking spaces.

### Safe access to the facility from the under-croft parking area:

It is unclear how it is expected that parents and children will access the facility from the under-croft parking area.

Will the lower ground access door be made readily available to clients dropping-off and picking-up their children?

If not, there are safety concerns with the 1:14 accessible ramp being located directly adjacent the 1:8 car park access ramp (no details have been provided as to how the ramping and landings for the accessible ramp have been achieved) and the expectation of children and parents crossing over the car park ramp to access the pedestrian ramp up to the facilities main entrance.

### Ramping, impact on footpath, sightlines – safety issues:

The ramp down to car park does not meet design standards with the 6 metre transient gradient not commencing at the property boundary line but currently shown to be encroaching into the Johnston Street roadway.

- Details are required as to how the vehicle ramp would impact the street footpath level and gradient with the adjusted position of the site crossover from the Northern side of the site to being centrally located. Johnston Street is the direct path of travel to the Stirling main street frequently used by our legally blind son as well as other aged and disabled residents who live nearby.
- In addition, please provide sightline diagrams to demonstrate how the safety of both road users and pedestrians has been considered.

### 9. Amenity and safety impact - Waste collection:

Waste collection is to be by private contractors but there is no detail as to how rubbish would be collected including frequency.

There is insufficient clearance for commercial vehicles to enter the under-croft area where bin storage is currently located. It is therefore assumed that collection will be from the street causing additional traffic disruption on the narrow but busy feeder road.

We anticipate waste collection "outside of operation hours" is appropriate for the safety of the children. To reduce the potential disturbance to nearby residents from the noise emitted by waste collection vehicles we request that collection times be restricted to after 10.00 a.m. each morning and before 8.00 pm each evening. It is also requested that any delivery vehicles larger than a vans or Utes also make deliveries within these same time frames.

 We request further details on how and when the waste is proposed to be safely collected.

### 10. Amenity impact - security within parking areas outside operation hours

Carpark areas will often attract loitering and anti-social behaviour outside the hour of operation of facilities, especially during night-time periods. Although such events are not directly attributed to the proposed development, such behaviour is undesirable.

- Please advise if the under-croft parking area will be locked/secured outside the operation hours of the childcare centre.

#### Conclusion:

In its current form there are many aspects of the development that need to be addressed. It would be remiss of the Council to issue a decision on the proposed development without addressing the concerns expressed in this representation.

We seek reassurance that the proposed development will not have detrimental impact upon the amenity of the immediate area and not adversely affect the quality of life of the residents of 16 Johnston Street.

If our concerns are reasonably addressed, we will consider retracting this representation. Should the response not be to our satisfaction, we will seek the opportunity to appear (either in person or by a representative) before the Council's Assessment Panel to provide a verbal representation on the proposed development.

We are happy to discuss any aspects of this submission in further detail and can be contacted via email at rsa@internode.on.net.

Yours Sincerely,

Janet & Ross Sands

Owner of 16 Johnston Street, resident of 31 Milan Terrace.

# Representations

## **Representor 11** - Eamonn Ansell

Name	Eamonn Ansell		
Address	Level 6, 211 Victoria Square ADELAIDE SA, 5000 Australia		
Phone Number	0431337429		
Email Address	eamonn@leytonfunds.com.au		
Submission Date	03/12/2021 03:52 PM		
Submission Source	Online		
Late Submission	No		
Would you like to talk to your representation at the decision-making hearing for this development?	Yes		
My position is	I support the development with some concerns		
Reasons	By way of introduction, I, Eamonn Ansell, represent Wakefield Properties No. 5 Pty Ltd as the owner of the land at 28 Mount Barker Road (Stirling Mall) and 12 Johnston Street and which directly adjoins the Subject Land of 14 Johnston Street. We write to you in response to the Notice of Development Application dated 15 November 2021 and the proposed Construction of a three-level childcare centre (preschool) with ancillary car parking, outdoor play areas and landscaping on the Subject Land. Firstly, we support the principle of the proposed use and redevelopment of the Subject Land. As the adjoining owner, we do have some concerns on the impact this development may have now and, in the future, should we redevelop the land consistent with the expectations of the current zoning. Our concerns are summarised as follows: 1. Interface of the proposed development to 12 Johnston Street and future development considerations The plans submitted with this application show the proposed child-care centre being constructed hard against the Eastern boundary of the Subject Land (Western boundary of our land). Our concern here is how the child-care centre as presented on these plans would interface with our land both now, and in the event our land was developed for a use consistent with the current Suburban Main Street Zone. For example, should our land be developed hard to its Western boundary and to the maximum capacity permitted in the development plan, we should not be compromised by the provision of daylight to the children's outdoor play area on level 1 or general proximity of our development to children play or sleep areas. Further, our land is not intended to remain as on grade car parking forever, so the degree in which the proposed		

development overlooks our land must be considered. 2. Land Use of 12 Johnston Street and 28 Mount Barker Road The land at 12 Johnston Street and part of the land at 28 Mount Barker Road is currently used as a car park servicing a neighbourhood retail centre with the main entrance to Stirling Mall being via Johnston Street. This area sees significant traffic movement including that of larger service and delivery vehicles and as such, due consideration should be given as to how children and others of the childcare centre interact with and pass through this zone. 3. Car Parking of Childcare Centre We note that the proposed childcare centre has a total of 21 off-street car parks, of which 6 are by way of 3x2 car stackers which are designated for staff of the centre. We seek feedback from the authority as to the provision of car parking, as we would anticipate that with 15 car spaces for a 95 place childcare centre that overspill car parking is likely to be taken up within the car park on our land. Whilst the above is a short summary of our concerns, we would be happy to speak with you on these matters in further detail. Regards,

### **Attached Documents**

# Representations

### Representor 12 - Don Wallis

Name	Don Wallis			
Address	PO BOX 95 STIRLING SA, 5152 Australia			
Phone Number	0439039011			
Email Address	bowhouse@bigpond.net.au			
Submission Date	03/12/2021 08:19 PM			
Submission Source	Online			
Late Submission	No			
Would you like to talk to your representation at the decision-making hearing for this development?	Yes			
My position is	I oppose the development			
Reasons	The proposal to build a childcare centre for 95 children and 15 staff on Johnston St completely ignores the Traffic issues which already exist. Johnston St is already extremely busy and has significant traffic flow issues around the Foodland and Woolworth car parks. Traffic is regularly blocked or stationary in these areas. The proposed turn around area in the car park is simply not viable for any build up of cars. The concept of staggered drop off times is a theory which only works if cars are precisely staggered. In reality this will not happen and if 5 or more cars arrive at the same time Johnson St will be blocked. As a consequence, parents are likely to park in surrounding streets or the already overcrowded supermarket parks which will add a significant element of danger for preschool children. The proposal is not viable for dropping off large numbers of children in an entirely unsuitable busy, small, central street.			

### **Attached Documents**

# Representations

# Representor 13 - Benjamin French

Name	Benjamin French		
Address	PO Box 16 ALDGATE SA, 5154 Australia		
Phone Number			
Email Address	benjaminfrench@hotmail.com		
Submission Date	07/12/2021 01:09 PM		
Submission Source	Email		
Late Submission	No		
Would you like to talk to your representation at the decision-making hearing for this development?	No		
My position is	I oppose the development		
Reasons	See attached		

### **Attached Documents**

Response To Development Application 21031474-1805075. pdf

P.O. Box 16, Aldgate, SA 5154

#### RESPONSE TO DEVELOPMENT APPLICATION 21031474

Dear Council Assessment Panel:

I write to object to the proposal to under Development Application 21031474.

Operation of the facility will present a significant and foreseeable risk of contravention of the Department of Education mandated design standards and guidelines for early childhood facilities.

These standards provide mandatory requirements for all employees and contractors for capital works, medium works, minor works, site funded and maintenance projects at education facilities. I direct your attention to standards 1.4.1; 1.4.2; 2.4.1; 2.4.5. These standards mandate consideration of safe access; sufficient carparking; future additional needs; and a duty of care to prevent harm to children, staff, and visitors.

Increased traffic congestion on Johnston Street poses a foreseeable risk of harm. In the case of emergency there is limited possible assembly area. This poses severe risk in a bushfire prone area. The facility will risk contravention of the National Quality Standard guidelines for emergency evacuation.

I also direct your attention to the Department of Education mandatory standards for education facilities. As I understand there will not be sufficient carparking space for the number of staff, visitors, and contractors for the number of enrolments if the service is staffed in accordance with the National Quality Framework, reg. 123.

The applicant has not sufficiently mitigated significant foreseeable risks of harm or breach of regulations. The application should be duly rejected.

Sincerely,		
Benjamin French		

9 February 2022

Melanie Scott Senior Statutory Planner Adelaide Hills Council PO Box 44 Woodside SA 5244

mscott@ahc.sa.gov.au

Dear Melanie

# Response to Representations - Application ID: 21031474 – 14 Johnston Street, Stirling

#### Introduction

This letter provides a response to the 13 representations received during the public notification of the proposed childcare centre at 14 Johnston Street, Stirling (Application ID: 21031474).

The land is in the Suburban Main Street Zone (the Zone). A "pre-school" (childcare centre) is an anticipated land use (Performance Outcome 1.1 of the Zone). The land was previously approved for a mixed-use development in April 2019 by Adelaide Hills Council Assessment Panel, although the development was never constructed.

### **Summary of Items Raised**

Of the thirteen representations, ten representations oppose the development and three support it with some concerns. Ten representors wish to be heard by Council.

The items raised in the representations had regard to:

- Traffic generation and potential contribution to existing congestion in Stirling.
- Adequacy of car parking, function of the car stackers and compliance with relevant Australian Standards for access and car parking.
- Amenity impacts to adjacent neighbours at 16 Johnston Street and 29 Milan Terrace including:



Adelaide 12/154 Fullarton Rd Rose Park, SA 5067

08 8333 7999

Melbourne 29-31 Rathdowne St Carlton, VIC 3053

03 8593 9650

urps.com.au





- Light spill.
- Overshadowing.
- Overlooking of private open space.
- Operational noise from; plant equipment, vehicles frequenting the site and children.
- The proposal's interface with 12 Johnston Street (open lot car park to the east) and future development potential.
- Bushfire risk and emergency evacuation.
- Compliance with childcare operational standards.
- Whether there is a demand for childcare in this location.

The last three items have been responded to directly by the childcare operator in **Attachment A**. Its response identifies that:

- There is demand for childcare in Stirling and that a shortage presently exists.
- The proposed childcare centre will comply with the all relevant standards for the design and operation of childcare centres as required by legislation and Department of Education mandated design standards and guidelines for early childhood facilities.
- The Building Code will deal with fire risk and evacuation procedures/requirements.
   State fire authorities will have involvement in the outcome of fire and evacuation design requirements. A fire consultant which has been engaged by the operator has already been engaged and has provided advice on the preliminary design and will continue to provide advice through the detailed design phase.

This letter provides a response to the remaining items raised in the representations. Additional supporting information is also provided in:

- Traffic and car parking response prepared by Phil Weaver and Associates at Attachment B; and
- Amended Architectural Drawings prepared by Gardiner Architects at **Attachment C**.

### Amendments to the Design

A number of amendments to the design have arisen following feedback from the community. These are summarised as follows and depicted on the attached Architectural Drawings:

• An increase in off-street car parking from 21 car parks to 23 car parks (equivalent to 1 parking space per 4.13 children).





- Amended grade of the entry lane into the site to be 1 in 8. The gradient along the
  length of the aisle way servicing spaces 7 to 13, 19 to 23 and the turning bay will be
  1 in 16 and the car parking area and the aisle way servicing the car stackers and
  accessible (disability) car parking space (space 14) and adjoining shared area will be
  flat.
- The car park will incorporate a gate which will be closed outside of the opening hours
  of the proposed childcare centre. This gateway will be set back approximately 6.5 m
  from the property boundary and would provide for sufficient distance between the
  gate and the property boundary to store a vehicle entering the car park in after-hours
  periods without this vehicle encroaching onto the Council Road verge on footpath
  area.
- The Lower floor FFL has increased by 560mm. The Ground and First floor FFL have increased by 400mm. The overall building height has stayed the same.
- Wall thicknesses and structure have been developed so there have been minor adjustments to the room shapes as well as the external window/door locations.
- Inclusion of 1.8m high aluminium post fencing with perforated metal with maximum 25% open area to the outdoor play area to prevent overlooking.
- Location of the A/C units and hot water heat pump system in front of the Staff Room on the green roof. The area will be screened with planting. This location allows the services to be located as far from the neighbouring properties as possible.

#### Items of Clarification

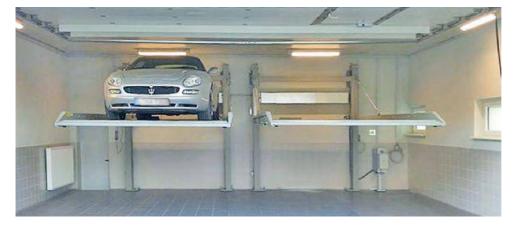
The followed items were sought for clarification by the representors, for ease in responding the following is noted:

- No reliance on on-street car parking is proposed as part of this proposal.
- No reliance on the open lot car park at 12 Johnston Street is proposed as part of this proposal.
- The proposed car stackers are not "pit-style". The proposed system is potentially a Storeparker N2502 dependent parking system (or similar system) refer **Image 1**.





### Image 1 – Car Stacker Precedent



- The grades of the entry and exit points will match the existing levels along the boundary of the site.
- The spaces available for use by clients of the childcare centre will be a minimum of 2.6 m in width.
- The spaces to accommodate two level car stackers will also be 2.6 m in width and will consequently provide for a minimum clear width of 2.4 m. These spaces will be appropriate for use by staff.
- The width of the car park aisle will be 6.6 m.
- With regard to confirmation of overall children and staff numbers, a typical daily capacity of children would rarely ever reach 100%. Most childcare centres operate with the a "steady state' rate of 85-90% capacity. For this facility, the number is around 86 of the 95 children. Staff numbers would be up to 17 staff for the care of children and 2 further staff (centre director and chef). Staff numbers are directly linked to the age of children i.e. babies require a greater number of staff than the pre-school age children.
- The Architects have confirmed that the building height above the finished car park level to the top of the roof is 10.3 metres (basement level 506.28, roof level 516.58). The lift overrun is 800mm above this level.
- The biometrics system for parent and children sign-in and sign-out is the mechanism for managing parents' arrival and departure times to the site. This system is used by the operator in its other centres and a copy of a proposed Parent Management Plan which outlines how this system works and why this can work for this site.





### Traffic Congestion, Adequacy of Car Parking and Design

A direct response to the items raised in the representations regarding traffic congestion, adequacy of car parking and technical design requirements has been prepared by Phil Weaver – **Attachment B**. In summary, the advice finds that the amended design:

Provides an appropriate quantity of on-site car parking spaces, which would address the anticipated peak parking demands associated with the subject development based upon application of car parking rates typically applied for developments operated by the applicant.

Addresses the design concerns raised by the representors,

Not result in adverse traffic impacts on the adjacent road network, and

Provide a design standard which is appropriate and meets the requirements of the relevant Australian / New Zealand Standards for off-street car parking areas inclusive of appropriately designed accessible (disability) car parking for use by clients and staff. The design of the on-site car parking area will provide appropriate car parking for use by parents / carers conforming to the requirements for a User Class 3a development.

### **Amenity Impacts to Adjacent Neighbours**

### Light spill

The following response is provided to address the concerns raised about potential for light spill by adjacent owners:

- The proposed lighting will be consistent with AS4289: Obtrusive Effects of Outdoor Lighting and the Applicant will accept a condition of consent which requires this compliance.
- All lighting will be connected to a timer and will be switched off in the evening.
- The lighting layout will be designed to ensure that no external light fittings impact neighbouring properties through use of honeycomb diffusers to direct light and reduce glare while retaining adequate lighting levels.

#### Overshadowing

Overshadowing of the rear yards of adjacent properties at 16 Johnston Street and 29 Milan Terrace between 9am and 12pm at the Winter Solstice occurs as a result of the proposal (refer Attached Shadow Diagrams and Image 2 and full version in the





enclosed architectural plans). The impact of overshadowing is not considered detrimental as the degree of existing vegetation has a dense canopy and casts shadow over the rear yards of these properties (refer Image 3 and Image 4).

The Code's Interface between Land Use provisions provide some quantitative criteria to mitigate overshadowing of residential land uses in a neighbourhood type zone. In this case, the adjacent properties to the west/south-west are not located in a neighbourhood zone and are within the same Suburban Main Street Zone. Where adjacent land uses are not in a neighbourhood zone, development need only to be designed to enable access to direct winter sunlight to north facing windows.

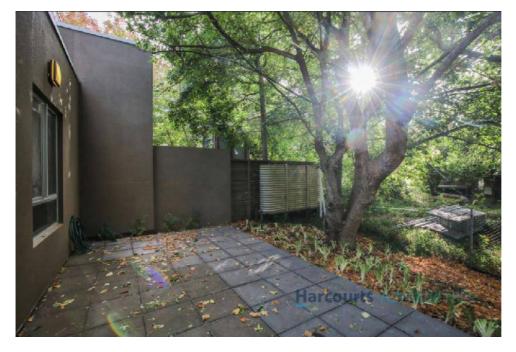
The proposed development will provide for almost 3 hours of direct sunlight to north-facing windows of adjacent properties (the requirement if they were in a neighbourhood zone) and therefore the proposed development clearly satisfies the Interface between Land Uses Principle 3.1. Similarly, the proposed development will provide for more than 2 hours of direct sunlight to adjacent properties' private open space and therefore will satisfy Interface between Land Uses Principle 3.2.

Image 2 – Overshadowing at Winter Solstice (worst case scenario)





Image 3 – Rear private open space of 16 Johnston Street



Source: Harcourts Real Estate - realestate.com.au

Image 4 – Rear private open space of 29 Milan Terrace





### Overlooking of Private Open Space

The extent of overlooking is considered minimal given that:

- the rear yards of adjacent properties at 16 Johnston Street and 29 Milan Terrace are heavily vegetated by tall trees (refer Image 3 and Image 4); and
- the design incorporates a 1.8m high Aluminium fencing with perforated metal with maximum 25% open area to the outdoor play area which restricts overlooking from the site into the private open space of adjacent properties. The Code seeks screening of balconies to a maximum of 1.7m above ground level (and allows for a 25% openings/transparency).

For these reasons, the proposed development satisfies Design in Urban Areas Performance Outcome 10.2.

### Operational noise

Desired Outcome 1 of the General Policies for Interface between land uses and PO 1.2 provides guidance on the acoustic interface between non-residential and residential uses:

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

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

The Zone envisages the coexistence of residential and non-residential land uses. These include preschools, consulting rooms, places of worship, tourist accommodation, indoor recreation facility (gyms) and hotels – all of which have the ability to create potential impact if not designed and managed correctly at the residential interface.

In response to the items raised regarding noise from the facility, the following is noted:

- The proposed development has been designed to direct the childcare centre outdoor play areas away from the residential interface. This reduces potential for noise.
- The operating hours of the childcare are Monday to Friday (6:30am to 6:30pm). After hours and weekends noise will not occur at this site given its hours of operation.
- A 1.8m high solid boundary fence at the residential interface, providing noise attenuation will be erected at the boundary in locations where solid boundary wall is not proposed – refer drawing TP.08. This is common practice in childcare facilities adjacent to residential properties.





- Plant equipment Service equipment is currently being sized by Meinhardt Group based on the final proposal. An acoustic engineer will confirm acceptable noise levels of plant and provide recommendations for any shrouding or noise mitigation where required.
- The location of services is proposed to be on the green roof near the Staff Room area away from the residential interface.
- DPF 4.1 of the Code, Interface between land uses General Development Policies seeks that Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria. The Applicant will accept a condition of consent which includes reference to this policy in its operation.

### Interface with 12 Johnston Street

A representative of the owner of 12 Johnston Street, the open lot car park to the east of the land provided a representation which supports "the principle of the proposed use and redevelopment of the land". They did however query:

- interface conditions with their site; and
- how this proposal may impact the future development potential of their land.

### **Proposed Interface**

The proposed development builds to the eastern boundary (the western boundary of 12 Johnston Street) and has taken into account the considerable level change between the land and its neighbour through the use of boundary retaining walls. The proposed material at this interface is "Adbri masonry versation or similar blockwork wall" in oatmeal with a smooth finish – refer **Image 5**. The applicant would consider altering the material should the adjacent landowner seek its amendment.

Image 5 – Interface with 12 Johnston Street







### Future development potential

Any future development of 12 Johnston Street would form the subject of a Development Application to Council for assessment, consideration of the proposed built form would need to have regard to site context and impact on its neighbours regardless of what is being proposed on the land.

### **Bushfire Risk and Emergency Evacuation**

A number of representations raised concern that developing the site would lead to increased risk to safety in the event of a bushfire. One submission also suggested that the operation of the facility "risks contravention of the National Quality Standard guidelines for emergency evacuation".

The site and the Stirling Town Centre are located in the Hazards (Bushfire - Medium Risk) Overlay under the Code. This Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles. The proposed development satisfies these provisions.

Stirling Town Centre is an appropriate location to site a childcare centre. In order to mitigate risk in the event of a bushfire, the facility has in place standard policies and procedures, one of these will be related to bushfire and what to do in the event of fire, as part of this procedure, a fire evacuation plan / assembly area will be defined. Further assessment of the fire risk takes place at the detailed design stage following the planning application. This involves engagement with a fire engineer and fire authorities.

### Conclusion

I would like to attend the meeting should any questions arise from the Panel or any further clarification be required. Would you kindly advise of the time and date of this meeting by return email <a href="mailto:mking@urps.com.au">mking@urps.com.au</a>.

Yours sincerely

Matthew King

Managing Director





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PO Box 7007

Baulkham Hills BC NSW 2153

8 February 2022

Mr Simon Channon URPS 12/154 Fullarton Rd Rose Park, SA, 5067

# Re: Proposed Childcare Centre - 14 Johnston Street, Stirling



Dear Simon,

Thank you for forwarding the concerns of the representors. You have asked me to provide further detail in response to concerns raised by Mr French in relation to the operation of the proposed facility.

The representation by Mr French has raised some planning concerns, however, a number of concerns relate more generally to the operation of the proposed centre and are generally not relevant to the assessment of the application. Mr French makes other objections in relation to carparking, vehicular access, built height, set back, and impacts on neighbours. These concerns have been addressed by URPS.

Furthermore, Mr French has not indicated his personal interest in the two other privately operated child care centres in Stirling (The Ranges Childcare Centres, cater for Infants and Toddlers (The Ranges Infants and Toddlers Centre), and older children in the 3-5 years category (The Ranges Early Learning and Care Centre)).

The operational concerns raised by Mr French are divided into **three categories**. These will be dealt with individually below:-

- 1. There is current sufficient supply in the area with the three existing centres to meet demand.
- 2. Staffing Arrangements
- 3. Emergency Evacuation Procedures



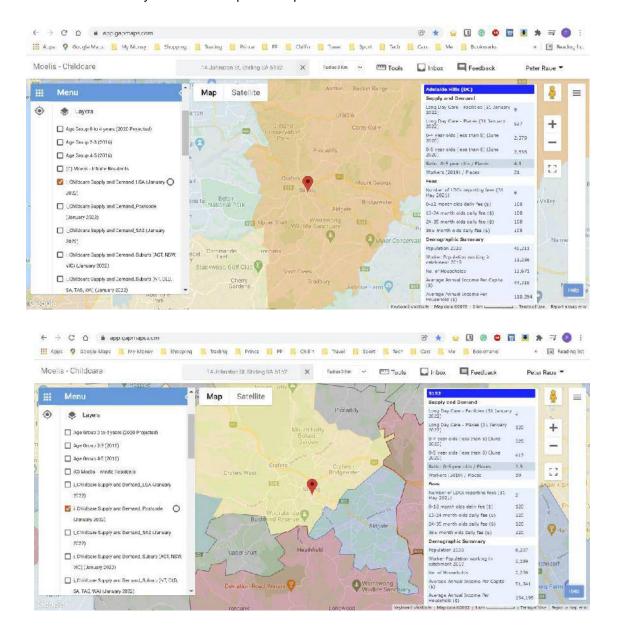
#### 1. **Current Supply -**

No evidence of oversupply has been provided to support the claim that there is insufficient demand for child care facilities, other than a throw away statement that "none of the 3 centres in the area operate routinely near their capacities". There is also no evidence provided to support that statement.

In the Adelaide Hills LGA there is 4.9, 0-5 year old children per child care place. By postcode and township (for Stirling) there are 3.5, 0-5 year old children per child care place. This is clearly undersupplied market.

The implication of this is that children will be competing for insufficient places, and will be forced to seek care out of the area.

A balanced market is considered to be a ratio of 2 to 2.2 children per child care place. As a result, the direct catchment can easily absorb 90-95 places to provide a balanced market.





### 2. Staffing Arrangements –

The comments made by Mr French in relation to staffing are disingenuous and misleading. Under the Education and Care Services National Regulations (2011), as amended, the following ratio requirements apply to various age groups:-

- **0-2 years** 1 staff member per 4 children
- 2-3 years 1 staff member per 5 children
- 3-5 years 1 staff member per 10 children

The staff breakdown of the service based on the age group breakdown we anticipate the service will operate at over time at a traded up, steady state, occupancy, which we and the industry classifies as 85-90% occupancy, to meet ratio requirements, is as follows:-

- **0-2 years** 28 children, 7 staff
- 2-3 years 22 children, 5 staff
- **3-5 years** 46 children, 5 staff

This is 17 staff assuming 100% occupancy. Typical occupancy is nearer to 85% or 82-86 children per day. At that level the centre would only require 14-15 staff. This is expected to be the typical staff on site during normal operations.

In addition to the 15 staff caring for children, the centre would have a director and a chef on-site. We centralise all our accounts, marketing and professional development functions, so those people are not required on site as might be the case with smaller operators. All of our other services in SA operate in this exact same manner.

### 3. Emergency Evacuation Procedures –

The comments by Mr French once again are not supported by any evidence. Firstly, the Building Code of Australia (BCA) dictates the requirements/standards that are required to be complied with in the construction of buildings of various classes, etc. Things like evacuation paths, assembly points, appliance locations in the event of emergencies and mode of evacuation will be determined by experts and will require multi-layered approval from council and fire authorities.

State fire authorities have involvement in the outcome of fire and evacuation design and requirements in order for an occupier to obtain approval for the building and its use. All of these bodies need to be satisfied, and will evaluate the various fire systems, plans and policies around this.

In addition to the above, we employ an experienced fire consultant who has experience in fire and evacuation practices generally, but specifically in child care. Asset Safety has been involved with Paisley Park for many years and has provided fire and evacuation compliant, policies, plans and procedures for over 20 of our centres, all of which have been accepted by building surveyors/certifiers and fire departments in 5 states in Australia, including 9 centres in South Australia.

Having operated over 40 centres in the last 10 years, as an operator we have extensive experience in fire and evacuation procedures, policies and their implementation. Mention is made of the use of evacuation costs as the only means of evacuating small children, which is not the case. We have pioneered the use of evacuation sleds, evacuation vests, etc to evacuate babies from multi-storey buildings, as well as ensuring our centre designs facilitate the easy and safe evacuation of children and staff.

The Education Standards Board (ESB), in issuing a Service Approval, will evaluate our plans, policies and procedures in relation to fire and evacuation. That is part of their approval process. We have undergone their examination numerous times, and in each instance we have been issued with a service approval. We also practice evacuations quarterly, and have not had any compliance issues around that with ESB. That demonstrates our experience and competency in this aspect of centre operation.

Finally, the document provided by Mr French, titled "Managing Emergency Situations In Education and Care Services" is a document provided by a third party consultancy service – Children's Services Central. They are NSW based and were set up to support NSW services, so their relevance to SA is questionable in any event. Their documentation provides information that services may or may not chose to use, and have absolutely zero authority, whether regulatory or legal, in relation to Approved Providers. They are not in any way connected to governments or Regulatory Authorities, and are not endorsed in any way by those bodies, although they do receive funding from the Federal Government. Inclusion of this document is largely irrelevant, as the document provides no information on building or system design, plans or policies in relation to fire and evacuation, and includes nothing supportive to French's objections.

Yours faithfully,

Paisley Park Early Learning Centres

Peter Raue

The Paisley Park Ranger





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# Parent Management Plan – 14 Johnstone Street, Stirling

At Paisley Park, children attend the centre each day based on agreed hours between the operator and parents. As part of our enrolment process, we discuss with parents what their typical days and times of attendance will be. Based on that, when offering parents' a place, we will have as part of their enrolment not only what days their child will attend, but also what times of attendance their child will be at the centre. This forms part of the agreement with the parent, and is acknowledged when they sign their parent contract with us (this document sets out our complete terms of enrolment). A sample of the enrolment form is attached, which demonstrates that parents have specific drop off and pick up timeslots allocated (bottom page 3).

By having agreed days and times of enrolment, a practice we had for over 15 years, we are able to accurately map out attendance patterns of both children and staff, with the result that we can control both. As a result we can ensure that the centre has an orderly build-up of children and staff in the mornings, and similarly an orderly departure of children and parents in the afternoons. How do we do this?

Firstly, we ensure arrival and departure times are staggered across a three hour period in the morning (typically 7.15am to 10.15am) and three hour period in the afternoon (3.30pm to 6.30pm), which avoids congestion of cars/people entering and exiting the centre, as well as providing for an organized and controlled environment within the centre. There will be no more than thirty parents per hour during these times admitted to the carpark area, which means a maximum of 7-8 parents per 15 minute intervals. We are able to maintain this very calm and orderly environment as there is never a rush of people into or out of the centre.

We are able to control and enforce these times through the use of biometric fingerprint access, which controls the days/times children are able to attend. These units are located at all entrances to the centre (including lift if applicable). Visitors or people not on the system need to be manually let in by staff, who identify them. The units are manufactured by Sagem Industries, and they provide 128 bit encryption of fingerprint data. They are the same units used by the Australian prisons, the Australian Defence Force, and Pentagon, so are very reliable and secure.

When we set up a parent's access on the system, we allow a window of 10 minutes for each parent's agreed hours, in case they are running early or late. If a parent attends at a time outside these parameters, then they do not have access to the building, and consequently have to be manually let in by staff. Obviously the world



is not perfect, and we recognize that from time to time people will be a bit early or late, however the system records all data, and if a parent is constantly early or late then we know from the system and the fact they are being continually let into the centre manually. In that instance we sit the parent down to discuss getting them back on track. If it turns out they need their hours changed, then this is only done if we have a place in a relevant time slot to fit them in.

As we are able to control the flow of parents and staff into and out of the centre (within15 minute intervals), we can ensure that parking areas allocated for drop off and pick up are utilized appropriate to their capacity. The above does not factor in that there will always be a number of parents who walk their children to the centre, or who travel with other parents or by public transport, therefore further reducing the reliance on cars, carparking and carparking places.

It is important to note that this style of management of parents is something we have been doing as an operator of centres since 2005, so we are very experienced and practiced at how it works. In fact, we operated a centre in Mascot NSW, which was licenced for 48 children, with just 2 parking spaces for drop off and pick up.

### Philosophy

Our philosophy at Paisley Park stems from a firm belief that a child's success in life is largely determined by the quality of their early childhood experience. With this in mind the focus of our curriculum is on the building of partnerships with families and the facilitation of collaborative community relationships. We consider this a holistic approach to a child's education and therefore welcome the opportunity to engage in practices that not only instill values of integrity, compassion and social justice but those that ensure the smooth transition from pre to formal schooling.

Our programs are reflective of the now mandatory national Early Childhood Curriculum (Early Years Learning Framework) and thus not only focused on the building of a child's wellbeing but support the development of key educational milestones. We envisage that our centre will contribute positively to the provision of high quality early education in the community.

Paisley Park is not only a unique educational facility, for us it's a way of being. Our core concepts, Live Love Learn, are embedded in our mission and commitment to provide an environment where children believe in themselves and know they can achieve anything imaginable. For many operators the word "premium" is something to be touted, however very few understand or deliver on that promise. The Principals of Paisley Park live and breathe premium quality childcare, and have done for many years, pioneering many innovations in the industry, from dining rooms and technology to biometric fingerprint access and Chefs that prepare our Matt Moran inspired menu from fresh ingredients daily, from dance and language classes to our unique school preparation program. At Paisley Park learning has no limit.

### 1.1 Core Concept 1: Live to belong

Core to our focus at Paisley Park is establishing a culture of belonging where the identity of our children, our families and our educators is valued, where genuine relationships are nurtured and a deep appreciation of our unique community environment is respected.

### 1.2 Core Concept 2: Love to be

Fundamental to our everyday practice at Paisley Park is acknowledging childhood as a special time in learning where children are given the opportunity to 'be' in the moment while immersed in meaningful experiences that engage their curious minds.

### 1.3 Core Concept 3: Learn to become

Underpinning our philosophy at Paisley Park is the notion that early experiences shape the type of adults children become. Through active exploration during play our children experience self-discovery, embrace being challenged and critically reflect on lifelong concepts that support their future growth and learning.

We recognise that young children flourish when effective relationships are at the heart of quality care and for us the most important relationship is the one developed with our children's families. By establishing a service for parents that assists them in the care and development of their children, particularly during the difficult times that full or part-time work can create, we create an environment where families feel valued as their child's first teacher and one where differing points of view are recognised as opportunities for growth and genuine acceptance. Supporting the mental health and wellbeing of our families, apart from being consistent with our National Quality Standards, also ensures that families are supported in the parenting role and their values and beliefs about child rearing are respected.



# Emergency & Evacuation Procedures 50151 Port Adelaide Part B



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#### **Paisley Park ELC Emergency Organisation**

#### The Paisley Park ELC Emergency Planning Committee

The Emergency Planning Committee (EPC) will form the mainstay of the Emergency Planning Organisational across existing and future locations. It will consist of the CEO or designate as the Chair and various Centre employees as members.

Head Office has input to this process via each local Centre Director, with the key role of supporting this group in meeting both internal compliance to Procedures as well as any external compliance issues and updates.

#### **The Emergency Control Organisation**

The Emergency Control Organisation (ECO) will be the main active response element of the Emergency Procedures. It will consist of the Centre Director acting as the Chief Warden and then other employees to act as the Deputy Chief Warden if the Chief Warden is away.

Under the direction of the Floor or Area Warden then come the various Group Wardens and First Aiders.

#### **Training**

- The EPC shall have at least 2 members who undertake regular training either at Head Office or visiting a Centre. This would be the CEO or designate as they form part of the ECO and the Compliance Manager should oversee their attendance.
- 2. The local Centre ECO as a group should undertake First Attack Fire Extinguisher and Fire Blanket Training at least once per year with the Chief Warden, Deputy Chief and any specific others doing hands on training.
- 3. The local Centre ECO as a group should conduct other evacuation training at least at a 6-month interval in Evacuation related topics.

4. The whole local Centre should conduct an evacuation exercise at to identify any issues with staff, contractors and visitors early after commencing operation. Once established, an Evacuation Drill should be done at the start of each term and the results recorded.

#### **Documentation**

A register of all attendances at meetings of the EPC (2 per year as a minimum), the ECO training and specific skills attained (First Aid, Fire Response etc.) and any Evacuations – either as Drills or Actual Events – with debrief notes attached. This register should be made available for Annual Fire Safety Certificate checks.

#### References

AS3745 – 2010 Provision for Emergencies in Facilities

Children (Education and Care Services National Law Application) Act 2010

Child care planning guideline 2017

Guidelines for the Planning and Development of Child Care Facilities

The Building Code of Australia

#### Annex A

#### **Appointment of Emergency Wardens**

The responsibilities of the Emergency Control Team are to organise and supervise the safe movement of the site occupants in an emergency.

Persons appointed as Emergency Wardens should:

- 1. Be physically capable of undertaking such duties.
- 2. Have leadership qualities.
- 3. Have clear diction and can communicate with most occupants in their area.
- 4. Have maturity of judgement, good decision-making skills and capable of remaining calm under pressure.
- 5. Be indemnified by the Employer against civil liability.

#### **Chief & Deputy Wardens**

Appointed by and responsible to the Management for all matters relating to:

- 1. Emergency preparedness on the site.
- 2. Complete evacuation control during an emergency.

Whenever possible, arrangements should be made between the Chief Warden and Deputies to ensure that they are not absent from the site at the same time.

The Chief Warden will also act as the Communication Officer and should be competent in the use of the communication equipment where installed.

The Chief Warden and Deputies should have a good knowledge of the layout of the building site and office facilities.

#### Floor or Area Warden

A Floor or Area Warden should be selected using the following criteria:

- 1. An ability to organise others in an emergency.
- 2. They should be persons who spend most of their time near or at their Work stations.
- 3. Be a person of a reliable nature.

Each floor of a structure or specific area will have a Floor or Area Warden who will be responsible for implementing all operations necessary to safe guard life and property in their designated area, this also involves directing Wardens and staff in the event of an emergency.

Deputies are responsible for performing the duties of the Floor or Area Warden in his/her absence and/or assisting in evacuation as required.

#### **Room Leaders / Wardens**

The criteria for selecting Room Leaders / Wardens are as per Floor or Area Wardens.

Room Leaders / Wardens under the control of the Area Warden are responsible for all children in their designated age or activity area. They are responsible for the movement of children and staff from places of danger to safety during emergencies.

Room Leaders / Wardens will be responsible for performing the duties of Area Wardens in their absence and/or assisting in evacuation as required.

#### First Aid Officers

If possible, there should be qualified persons (with an appropriate First Aid Certificate) available in the event of an emergency.

#### **Annex B**

#### **Chief / Deputy Chief Warden Responsibilities**

#### **Decision to Evacuate**

The decision to Evacuate the Centre is the responsibility of the Centre Director.

Depending on the nature of the emergency, it might be appropriate to evacuate children and staff away from the affected areas, but to hold them within the safety of the building surrounds for movement control purposes. In this case a Pre-Assembly location should be established as a holding point. This should have overhead cover, be in a safe position away from traffic and only a short distance away from leaving the Centre boundaries.

If the situation is of a major nature such that return into the Centre is not possible for greater than 2 hours, then the sequence of evacuation would be then move directly to the Off-Site Pick up location,

Communication with the Warden Team is via Voice and Mobile telephone. When notified of an emergency, carry out the following;

- 1. Obtain details of the emergency.
- 2. Direct the Floor or Area Wardens to commence evacuation.
- 3. Notify the appropriate Emergency Service on 000 and give details of the emergency.
- 4. Go to the Reception area and maintain control of the emergency until arrival of the Emergency Service.
- 5. Ensure people and vehicles other than Emergency Services are prevented from entering the site.
- 6. Mark the location of the emergency on the evacuation plan to assist the Emergency Services on arrival.
- 7. Receive reports from Floor or Area Wardens as their areas evacuate.

- 8. Ascertain if there are any injuries to persons in the affected areas and if assistance is required.
- 9. If the situation requires further evacuation to the Off-Site location, contact the floor or Area Wardens giving them instructions to move.
- 10. On arrival of Emergency Services, follow the instructions given by the Senior Officer of the responding Emergency Service.
- 11. No re-entry will be allowed to the affected building unless authorised by the Senior Officer.
- 12. When the Senior Officer of the responding Emergency Service gives the "all clear," notify the Area Wardens at the Pre-Assembly Area to commence reoccupation of the Centre. If the children have been moved to the Off-Site location, advise them that the situation is under control and they can move back.
- 13. Assess damage; collate reports; conduct a Warden debriefing to access the effectiveness of the procedures.

#### **Deputy Chief Warden's Duties**

Act as Chief Warden in event of his/her absence.

Assist the Chief Warden during an emergency.

#### **Annex C**

#### Floor or Area & Deputy Warden Responsibilities

Upon the outbreak of fire in your area, or any other emergency being reported to you, immediately:

- 1. Notify your Class Group Wardens to respond to the area.
- 2. Investigate the report for fire outbreak or any other abnormal situation and, if necessary and appropriate, direct children away from the immediate area or to the Pre-Assembly Area.
- 3. Notify the Chief Warden of the type and details of emergency.
- 4. The Chief Warden will tell the appropriate Emergency Service.
- 5. If safe to do so, commence fighting with the use of fire extinguishers or hose reels.
- If the fire is under complete control and/or extinguished, tell the Chief Warden and wait for the Fire Brigade to arrive and follow their instructions.

#### **Decision to Evacuate**

If the decision is made to evacuate, carry out the following actions:

- 1. Control the evacuation of children using the designated exits; regulate egress so as not to impede evacuation from the area involved with fire.
- 2. Ensure doors are closed to minimise the spread of fire and smoke.
- 3. Tell the Chief Warden when your area has evacuated, and if there are any children requiring assistance. NOTE See disability section.
- 4. The Area Warden must ensure that all persons are evacuated from your area by means of either a checklist or a physical head count.
- 5. Report your area evacuated to the Chief Warden
- 6. Liaise with the responding Emergency Service on their arrival and give details of the emergency.
- 8. Go to your Assembly Area and account for staff.
- 9. Report any person not accounted for to the Chief Warden or Senior Officer of the responding Emergency Service.

#### **Annex D**

#### Room Leaders / Warden Responsibilities

Upon the outbreak of fire or any other emergency being reported to you, immediately:

- 1. Contact your Floor or Area Warden.
- 2. Investigate the report and, if fire is present, direct children away from the immediate area to a safe location preferably the nearest fire exit or to the Pre- Assembly Area.
- 3. If the emergency is under complete control, wait for the Area Warden and Fire Brigade to arrive. Follow their instructions.

#### **Decision to Evacuate**

If the decision is made to evacuate, carry out the following actions:

- 1. Assist and direct persons from the danger area, restrain running and pushing, encourage calmness and deliberate progress, but with safety first.
- 2. Ensure toilets, offices; lunchrooms, etc. are searched, close doors as areas are evacuated.
- 3. Report to your Area Warden when duties are completed and when persons under your control have evacuated.
- 4. Evacuate on advice from Area Warden. Go to your Assembly Area and account for people.
- 5. Tell your Area Warden of any person not accounted for.
- 6. Do not re-enter the buildings until the "All Clear," is given by the Chief Warden or Senior Officer of the responding Emergency Service.

#### **Designated Emergency Personnel**

Emergency personnel detailed to carry out specific duties under these procedures will respond to that duty when an emergency arises.

These duties may include use of fire-fighting equipment (if it is safe to do so), making process isolations to shut down equipment, switching off electrical supplies and gas valve isolation.

No emergency personnel will stand down from their duty until the "All Clear," is given by the Senior Officer of the responding Emergency Service.

#### **Annex E**

#### Reception Area – Duties on notification of Emergency

If you are notified of an Emergency Situation;

- 1. Notify the Chief Warden and tell them of the details reported to you.
- 2. Call 000, request Police, Fire or Ambulance as required and tell them:

Business Name	Paisley Park ELC	
Address	Level 1, 200 – 220 Commercial Road,	
	Port Adelaide SA 5015	
Nearest Cross Street	College Street, Port Adelaide.	
Centre Manager Contact		
Details of the emergency	Immediate source of Danger	
	2. If persons are injured or at risk of injury	
	3. Actions being taken by on-site personnel	

- 3. Tell your Warden immediately of any instructions given from "000"
- 4. You are requested to follow instructions given by Wardens.
- 5. If a Suspicious Object is found, then Dial 000 and tell Police of details of the suspected object.
- 6. Tell your Warden of the location, description and other details.
- 7. For safety, endeavour to prevent people from going near the suspect object.
- 8. Follow instructions given by your Warden.

#### **ANNEX F**

#### **CHIEF WARDEN & DEPUTY CHIEF WARDEN – OPERATIONAL CHECKLIST**

If evacuation is required, direct the Area Warden to commence evacuation
Notify Fire Brigade, Police or Ambulance as required.
Notify Centre Director on site and inform them of the situation.
Ensure people and vehicles other than the responding Emergency Services are prevented from entering the complex.
Mark the location of the emergency on the plan to assist the Emergency Services on arrival.
Receive reports from Area Wardens as their area evacuates.
Ascertain if there are any injuries to persons in the affected area and if assistance is required, if so, contact the Ambulance.
If necessary, instruct Wardens to implement evacuation.
On arrival of the Fire Brigade, Police or Ambulance, tell of the situation and if any persons require assistance.
Follow the instructions given by the Senior Officer of the responding Emergency Service.
No re-entry will be allowed to the affected building unless authorised by the Fire Brigade.
When the Senior Officer of the responding Emergency Service gives the "all clear", notify the Area Wardens at the Assembly Area to commence re occupation of their buildings.
Assess damage. Conduct a Warden debriefing to access the effectiveness of the procedures. Compile/file report. Cc Snr Managers.

#### **ANNEX G**

#### **EMERGENCY AREA WARDEN – OPERATIONAL CHECKLIST**

#### IF NOTIFIED OF FIRE or ANOTHER EMERGENCY:

Notify your Deputy Area Warden.
Investigate the report.
Notify the Chief Warden of the emergency.
Direct people from the immediate danger to safety.
If safe to do so, attempt to extinguish the fire.
If the situation worsens, direct evacuation and tell the Chief Warden.
Search all areas to ensure all persons have evacuated.
Use designated fire exits or fire isolated corridors.
Close doors to contain smoke/fire.
Tell the Chief Warden when your area has evacuated.
Go to your Assembly Area.
Liaise with your Deputy Area Warden, account for people from your area.
Report any person missing to the Chief Warden or responding Emergency Service on their arrival.
Do not re-enter the complex until the "all clear" is given by the responding emergency service.
Do not re-enter the building until the Chief Warden gives the "all clear".

#### **ANNEX H**

#### **EMPLOYEE ROLE IN AN EMERGENCY – CHECKLIST**

☐ Report to your Warden.

## Tell your Warden and others in your area. If safe to do so, attempt to extinguish the fire. If the situation worsens, evacuate, use nearest safe fire exits. Close doors to contain smoke/fire. Go to your Assembly Area.

☐ Do not re-enter the building until the "all clear" is given.

IF YOU SEE SMOKE OR FIRE OR ANOTHER EMERGENCY SITUATION:

#### **ANNEX I**



#### **Evacuation Training Exercise Checklist**

Date:	Time	Comments
	taken	
Evacuation Sequence		
Alarm sounded		
Warden(s) respond		
Wardens check floor area		
Evacuation commenced		
Wardens report floor clear		
Persons with disabilities		
accounted for		
Arrive at assembly area		
Wardens check roll		
Evacuation completed		
Exercise terminated		

		A
Observer:	Signed:	V



# Emergency & Evacuation Procedures 50151 Port Adelaide Part A



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## **FIRE**

**RESCUE** - Immediate **Rescue** of any children or adults in danger.

**ALARM** - The person spotting fire is to notify all staff members by;

- 3 LONG x 3 Reps Whistle Blasts or Bell Rings
- Shouting "Fire" and naming the area it is in.
- **OR** the Fire Alarm System will activate Alarm Bells and show location of Fire on Panel Display.

The Chief Warden is to ring the Fire Brigade on 000 and ask for assistance. Your location is:

Paisley Park Early Learning Centre, Level 1, 200 -220 Commercial Road, Port Adelaide SA 5015. The nearest Cross Street is College Street. The Phone Number is; INSERT MANAGER MOBILE.

**CONTAIN** - Close all doors and windows to contain the fire.

**EXTINGUISH** - If possible, try to extinguish the fire using firefighting equipment, if it is safe to do so.

**EVACUATE** - Move all Children and Staff to their pre-assembly point, take roll call. Prepare to Evacuate when instructed by the Chief Warden.

Move all Children and Staff out of the building to the designated Paisley Park Assembly Point, in the Carpark, South of the Centre.

Take roll call. Post a Warden on College Street to guide Fire Brigade into the Centre.

### Medical

In the event of a medical emergency, the first action is, if safe to do so, to remove any threat to the casualty, then follow DRABCD.

#### **Get Assistance**

The person responding to a casualty is to notify all staff members by;

- 1 Long & 1 Short x 3 reps. Whistle Blasts or Bell Rings
- Shouting "Medic" and naming the area to go to.

If an ambulance is required, dial 000 and ask for assistance. Your location is:

Paisley Park Early Learning Centre, Level 1, 200 -220 Commercial Road, Port Adelaide SA 5015. The nearest Cross Street is College Street. The Phone Number is; INSERT MANAGER MOBILE

Have all children return to their "Home" room if safe and away from the Casualty if not then Move all Children and Staff to the preassembly point, take roll call.

#### **EVACUATE**

Move all Children and Staff out of the building to the designated Paisley Park Assembly Point, in the Carpark, South of the Centre.

Take roll call. Post a Warden on College Street to guide Ambulance into the Centre.

## Lockdown

In the event of an Intruder / Security / Air Quality incident

#### **Get Assistance**

The person responding the incident should, if safe to do so give;

- 3 Short x 3 reps. Whistle Blasts or Bell Rings
- Shout "Lockdown" Notify if a child is at risk
- Gain staff attention if confronted at Reception

If police are required, dial 000 and ask for assistance. Your location is:

Paisley Park Early Learning Centre, Level 1111111, 200 -220
Commercial Road, Port Adelaide SA 5015. The nearest Cross Street is
College Street. The Phone Number is; INSERT MANAGER MOBILE

Once instructed by the Chief Warden that the Centre is to go to lockdown then;

- All staff to lock external doors and windows and close blinds or curtains where possible, keep away from the windows. Remote lock external gates or access.
- 2. Check attendance rolls. If a child is missing, tell the Chief Warden as soon as possible.
- 3. All staff to supervise children's wellbeing and keep them quiet until the situation is resolved.
- 4. Remain in lockdown until told of the all clear by emergency services.

Maintain communication with Police until the situation is resolved.

Maintain observation on Staff and Children if the Air Quality is poor and an "Asthma Storm" condition exists. Be prepared to call 000 – Ambulance, if required.

### **Evacuation**

The Chief Warden will determine if an emergency evacuation of the buildings – becomes necessary. This may be required if instructed by the Emergency Services.

The Chief Warden will contact Paisley Park Head Office on 1800 724 753 and advise them that they have an evacuation taking place and are requiring offsite shelter.

The **CHIEF WARDEN** will make the decision to Evacuate.

- 5 Long x 3 reps. Whistle Blasts or Bell Rings
- Shouting "EVACUATE"
- 1. Supervising staff will collect the Class Roll, Warden Vest and Evacuation Bags. Take all important personal possessions and medications with you (Employees will not be allowed to re-enter the building until the emergency is over).
- 2. On command, in groups, leave by the designated Exit door and turn and move towards the Paisley Park designated Assembly Point, in the Carpark, South of the Centre.
- 3. Immediately on arrival at the Assembly Point, a Roll call is to be done and the children settled. Any missing children are to be reported to the Chief Warden IMMEDIATELY.

## **Lift Operation**

#### <u>Use of Lifts for Evacuation – Non Fire related incidents;</u>

The Kitchen Warden will then supervise the use of the Lift for Evacuation purposes that DO NOT involve FIRE or LOSS OF POWER.

Staff will place as many of the 0-1 & 1-2 year-old children (Mozart & Darwin Rooms) into cots as possible and move them to the Lift. They will be taken to the Ground Floor Assembly Area and handed over to the Area Wardens.

Any Children or Staff with disabilities or impaired movement are to be taken to the Lift. The staff member should inform the Chief Warden to alert them that disabled evacuees require assistance. They may be advised to wait for Emergency Service personnel.

#### Use of Lifts for Evacuation - Fire or Loss of Power;

In the event of an incident that **involves Fire or Loss of Power**, The Kitchen Warden will then supervise the Manual Evacuation of Children by the Southern Fire Stairs. The Lift is NOT to be used if there is a Fire or threat of Loss of Power.

Staff will place as many of the 0-1 & 1-2 year-old children (Mozart & Darwin Rooms) into cots as possible and move them to the main (South) Fire Stairs near Reception. The Kitchen Staff and Room Wardens will then load as many as possible children into suitable backpacks and then take them down the stairs to the Assembly Point. The Kitchen Staff will make the return trip until all are accounted for.

Any Children or Staff with disabilities or impaired movement are to be accompanied to the Fire Exits by closest available staff and should wait there. The staff member should inform the Chief Warden to alert them that disabled evacuees require assistance. They will wait for Emergency Service personnel.

#### The Evacuation Routes and Evacuation Signals

Total Evacuation of the Port Adelaide ELC will be by the main "South" Fire Exit stairway (normal stair access to Centre) or by designated class Exit "North" doorway.

Kmart and Coles are manual evacuation only, they will receive an alarm notification in the way of a sounder strobe activating on any alarm from the shopping centre.

Alarms generated from within Kmart or Coles do not operate the occupant warning within the shopping centre including the level 1 childcare.

Alarms generated from within the Stage 1 Shopping Centre will activate occupant warning within the shopping centre including the level 1 childcare.

#### **Paisley Park Port Adelaide ELC, Location**



High Street

Level 1, 200 – 220 Commercial Road, Port Adelaide, SA 5015

**College Street** 



Assembly Area & Pick up Point

#### Paisley Park Port Adelaide ELC,

#### **Evacuation Routes**





#### **Port Adelaide Emergency Control Organisation**

	ECO Role	Name	Position	Phone
1	Chief Warden.		Centre Director	
2	Deputy Chief Warden.		2IC	
3	Reception AREA Warden.			
4	Darwin Room Warden.		Class Leader	
5	Mozart Room Warden.		Class Leader	
6	Kitchen / Lift AREA Warden		Chef	
7	Edison 1 Room Warden.		Class Leader	
8	Edison 2 Room Warden.		Class Leader	
9	Picasso Room Warden.		Class Leader	
10	Einstein Room Warden.		Class Leader	
11	First Aider		Centre Director	

#### **Port Adelaide Emergency Contacts**

Name	Address	Phone
Emergency	Free Call to Police, Ambulance and Fire Brigade	000
Police		
Fire		
Hospital		
Medical Centre		
Council		
Electricity		
Supply		
Gas		

#### **Local Neighbours**

Name	Address	Phone

#### **Chief Warden / Deputy Chief Warden**

#### Whole Facility Area

The following Whistle or Bell sounds are **WARNING SIGNALS**;

FIRE – 3 LONG BLASTS OR ALARM BELL FROM FIRE PANEL

MEDICAL - 1 SHORT + 1 LONG BLAST

**LOCKDOWN – 3 SHORT BLASTS** 

**EVACUATE – 5 LONG BLASTS OR EVACUATE MESSAGE FROM FIRE PANEL** 

The Chief Warden or their nominated deputy Warden is responsible for the co-ordination of the Evacuation of Staff and Children under care and contacting and advising the Emergency Services as required. They can direct Staff to undertake actions to prevent the loss of life, if safe to do so.

- 1. Investigate the incident and commence immediate actions needed.
- 2. Collect Vest and ensure Room Leader Wardens are advised of the situation.
- 3. Deputy Warden to sweep the internal play areas for stray children and staff. All children to move to their Home Room location.
- 4. If necessary, initiate immediate evacuation procedure.
- 5. Check that the First Aid Officer has taken the sign-in / sign-out book & visitor sign-in books. Deputy Warden to move to the Paisley Park designated Assembly Area, in the South of the Car Park area. Assembly Area. If raining, they will need to organise to seek shelter under the awning.
- 6. Brief emergency services personnel upon arrival, on type, scope and location of the emergency and the status of the evacuation (all employees and children accounted for, any injuries, immediate threats) and thereafter act on the Senior Officer's instructions.
- 7. Do not re-enter the building for any reason until you are given permission by the Brigade or other Emergency Service. Conduct debrief sessions upon completion of the emergency and allowing staff to return.

#### **Reception Area Warden**

The following Whistle or Bell sounds are WARNING SIGNALS;

FIRE – 3 LONG BLASTS OR ALARM BELL FROM FIRE PANEL

**MEDICAL – 1 SHORT + 1 LONG BLAST** 

**LOCKDOWN – 3 SHORT BLASTS** 

**EVACUATE - 5 LONG BLASTS OR EVACUATE MESSAGE FROM FIRE PANEL** 

The Reception Area Warden can assist the staff responsible for effecting the evacuation of children from their assigned rooms by;

- 1. Investigating the source of any Fire raised by Staff or other sources, such as Building Management. Immediately pass this information on to the Chief Warden.
- 2. Make any telephone calls that are required by the Chief Warden.
- 3. Check the outside area from the Lift to Reception for any persons requiring assistance, and then prepare to move to the Assembly Area.

#### **Darwin Room Leader**

The following Whistle or Bell sounds are WARNING SIGNALS;

FIRE – 3 LONG BLASTS OR ALARM BELL FROM FIRE PANEL

**MEDICAL – 1 SHORT + 1 LONG BLAST** 

**LOCKDOWN – 3 SHORT BLASTS** 

**EVACUATE – 5 LONG BLASTS OR EVACUATE MESSAGE FROM FIRE PANEL** 

- 1. Collecting Class Roll & Vest.
- 2. Remain calm and proceed gather up the children into the Evacuation Cot in preparation to commence evacuation as directed by the Kitchen Area Warden.
- 3. Collect Evacuation Bag and any other equipment required then move to the Lift. The Kitchen Area Warden will assist in operating the Lift (if it is a Non-Fire incident)
- 4. Evacuate using the assigned South Fire Exit Stairs or alternate stairs if Lift is not to be used or passage blocked.
- 5. Conduct Roll Call at the Assembly Area. Report any missing children to Chief Warden.

#### **Mozart Room Leader**

The following Whistle or Bell sounds are **WARNING SIGNALS**;

FIRE - 3 LONG BLASTS OR ALARM BELL FROM FIRE PANEL

**MEDICAL – 1 SHORT + 1 LONG BLAST** 

**LOCKDOWN – 3 SHORT BLASTS** 

**EVACUATE – 5 LONG BLASTS OR EVACUATE MESSAGE FROM FIRE PANEL** 

- 1. Collecting Class Roll & Vest.
- 2. Remain calm and proceed gather up the children into the Evacuation Cot in preparation to commence evacuation as directed by the Kitchen Area Warden.
- 3. Collect Evacuation Bag and any other equipment required then move to the Lift. The Kitchen Area Warden will assist in operating the Lift (if it is a Non- Fire incident)
- 4. Evacuate using the assigned South Fire Exit Stairs or alternate stairs if Lift is not to be used or passage blocked.
- 5. Conduct Roll Call at the Assembly Area. Report any missing children to Chief Warden.

#### Chef & Kitchen Staff - Kitchen Area Warden

The following Whistle or Bell sounds are WARNING SIGNALS;

FIRE – 3 LONG BLASTS OR ALARM BELL FROM FIRE PANEL

**MEDICAL – 1 SHORT + 1 LONG BLAST** 

**LOCKDOWN – 3 SHORT BLASTS** 

**EVACUATE – 5 LONG BLASTS OR EVACUATE MESSAGE FROM FIRE PANEL** 

The Kitchen & Floor Area Warden has the secondary role to assist the Room Leaders in Evacuation of any staff and children with special needs. They support the Chief Warden in additional tasks.

- 1. On hearing the Warning Blasts or Bells, the Chef and any supporting staff are to shut down any cooking process and be prepared to move out of the building.
- 2. Collecting Vest.
- 3. They are to move immediately to the Lift area and operate the lift to evacuate any staff or children with special needs or mobility issues.

  NOTE: In the event of an incident that involves Fire or Loss of Power, The Kitchen Warden will then supervise the Manual Evacuation of Children by the Fire Stairs. The Lift is NOT to be used if there is a Fire or threat of Loss of Power.
- 4. Remain calm and proceed gather up the children into a group in preparation to handing them over to the Area Warden at the Assembly Area.
- 5. Return to the 1st Floor and assist as many as required. Once all children have been removed, conduct a sweep through Floor to check for any stray children or staff. Move all Children and Staff out of the building to the designated Paisley Park Assembly Point, in the Carpark, South of the Centre.
- 6. Take roll call. Post a Warden on College Street to guide Ambulance into the Centre. Wait for further instructions.

#### **Edison Room Leader**

The following Whistle or Bell sounds are WARNING SIGNALS;

FIRE – 3 LONG BLASTS OR ALARM BELL FROM FIRE PANEL

**MEDICAL – 1 SHORT + 1 LONG BLAST** 

**LOCKDOWN – 3 SHORT BLASTS** 

**EVACUATE - 5 LONG BLASTS OR EVACUATE MESSAGE FROM FIRE PANEL** 

- 1. Collecting Class Roll, Vest and Red Lanyard.
- 2. Remain calm and proceed gather up the children into a group in preparation to commence evacuation as directed by the Area Warden. All children are to move to their Home Room location as shown in the Evac Zone Diagram.
- 3. Hand over any children with special needs to the Kitchen Warden to Evacuate via the Lift.
- 4. Collect Evacuation Bag and any other equipment required then move any children with special needs to the "Southern" Area Warden to Evacuate.
- 5. Evacuate using the assigned South Fire Exit Stairs or alternate stairs if blocked, to the designated Paisley Park Assembly Point, in the Carpark, South of the Centre.
- 6. Take roll call. Post a Warden on College Street to guide Ambulance into the Centre. Wait for further instructions.

#### **Picasso Room Leader**

The following Whistle or Bell sounds are WARNING SIGNALS;

FIRE – 3 LONG BLASTS OR ALARM BELL FROM FIRE PANEL

**MEDICAL – 1 SHORT + 1 LONG BLAST** 

**LOCKDOWN – 3 SHORT BLASTS** 

**EVACUATE - 5 LONG BLASTS OR EVACUATE MESSAGE FROM FIRE PANEL** 

- 1. Collecting Class Roll, Red Hat and Red Lanyard.
- 2. Remain calm and proceed gather up the children into a group in preparation to commence evacuation as directed by the Chief Warden or Area Warden. All children are to move to their Home Room location as shown in the Evac Zone Diagram.
- 3. The Deputy Warden will sweep the 1st Floor area and Outside areas for stray children and staff.
- 4. Collect Evacuation Bag and any other equipment required then move any children with special needs to the "Northern" Area Warden to Evacuate.
- 5. Evacuate using the assigned North Fire Exit Stairs or alternate stairs if blocked, to the designated Paisley Park Assembly Point, in the Carpark, South of the Centre.
- 6. Take roll call. Post a Warden on College Street to guide Ambulance into the Centre. Wait for further instructions.

#### **Einstein Room Leader**

The following Whistle or Bell sounds are WARNING SIGNALS;

FIRE – 3 LONG BLASTS OR ALARM BELL FROM FIRE PANEL

**MEDICAL – 1 SHORT + 1 LONG BLAST** 

**LOCKDOWN - 3 SHORT BLASTS** 

**EVACUATE – 5 LONG BLASTS OR EVACUATE MESSAGE FROM FIRE PANEL** 

- 1. Collecting Class Roll, Red Hat and Red Lanyard.
- 2. Remain calm and proceed gather up the children into a group in preparation to commence evacuation as directed by the Chief Warden or Area Warden. All children are to move to their Home Room location as shown in the Evac Zone Diagram.
- 3. The Deputy Warden will sweep the 1st Floor area and Outside areas for stray children and staff.
- 4. Collect Evacuation Bag and any other equipment required then move any children with special needs to the "Northern" Area Warden to Evacuate.
- 5. Evacuate using the assigned North Fire Exit Stairs or alternate stairs if blocked, to the designated Paisley Park Assembly Point, in the Carpark, South of the Centre.
- 6. Take roll call. Post a Warden on College Street to guide Ambulance into the Centre. Wait for further instructions.

# **First Aider**

The following Whistle or Bell sounds are WARNING SIGNALS;

FIRE – 3 LONG BLASTS OR ALARM BELL FROM FIRE PANEL

**MEDICAL – 1 SHORT + 1 LONG BLAST** 

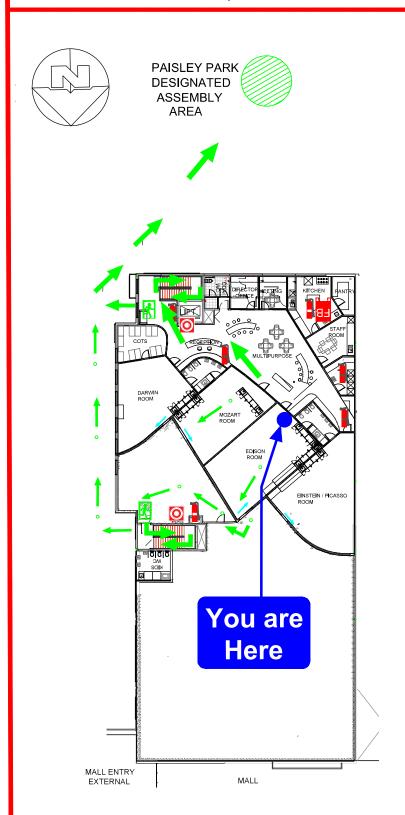
**LOCKDOWN – 3 SHORT BLASTS** 

**EVACUATE – 5 LONG BLASTS OR EVACUATE MESSAGE FROM FIRE PANEL** 

First Aiders are responsible for delivering First Aid to Children and staff at any time including during an evacuation.

- 1. Where the First Aider is also the Chief Warden, they should hand over to the Deputy Warden once notified of a First Aid injury.
- 2. Ensure that a First Aid kit is taken to the Assembly Area in preparation to a full evacuation if required.
- 3. Ensure any medications have been evacuated with the children.
- 4. Report the progress of any injuries to the Chief Warden and if external assistance is required from Ambulance personnel.
- 5. Complete documentation after the evacuation and follow up any actions.

**EVACUATION DIAGRAM**PAISLEY PARK PORT ADELAIDE EARLY LEARNING CENTRE EDISON ROOM, 200 - 220 COMMERCIAL ROAD, ADELAIDE, SA 5015



# **LEGEND**



FIRE BLANKET



FIRE HOSE REEL



DCP EXTINGUISHER



CO2 EXTINGUISHER



FIRE HYDRANT



FIRE ALARM ACTIVATION (RED)



ASSEMBLY AREA





ALTERNATIVE EXIT ROUTE

# **CONTACT NUMBERS**

**CENTRE MANAGER HEAD OFFICE EMERGENCY SERVICES 000** 

#### **EMERGENCY PROCEDURES**

Remove persons in immediate danger, if safe to do so.

Alert nearby staff and dial "000".

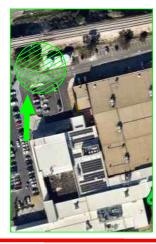
Confine any fire and smoke by closing all doors, if safe to do so, on exiting the area.

Evacuation of all persons to the Assembly Area.

#### IF YOU HEAR THE FOLLOWING ALARMS

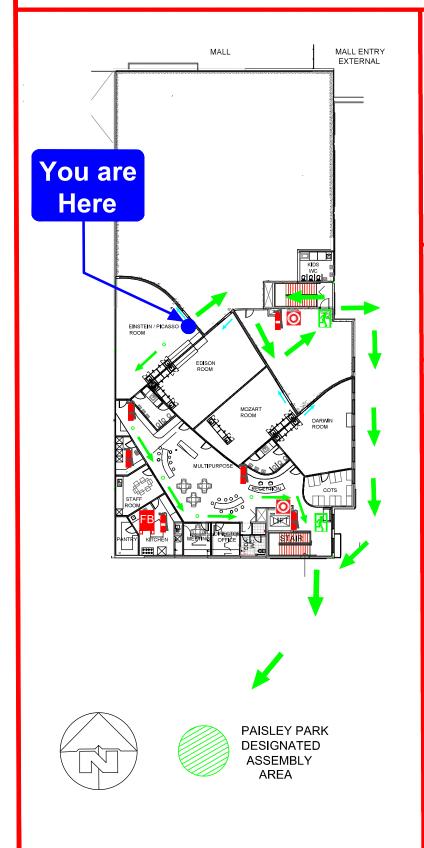


"Whoop - Whoop - Whoop"



DRAWN: MS	DWG. NO: 50151-09A
CHECKED:	REV. DATE: NOV 2019
APPROVED:	VALIDITY: NOV 2024

**EVACUATION DIAGRAM**PAISLEY PARK PORT ADELAIDE EARLY LEARNING CENTRE EINSTEIN / PICASSO ROOM, 200 - 220 COMMERCIAL ROAD, ADELAIDE, SA 5015



# **LEGEND**



# **CONTACT NUMBERS**

**CENTRE MANAGER HEAD OFFICE EMERGENCY SERVICES 000** 

#### **EMERGENCY PROCEDURES**

Remove persons in immediate danger, if safe to do so.

Alert nearby staff and dial "000".

Confine any fire and smoke by closing all doors, if safe to do so, on exiting the area.

Evacuation of all persons to the Assembly Area.

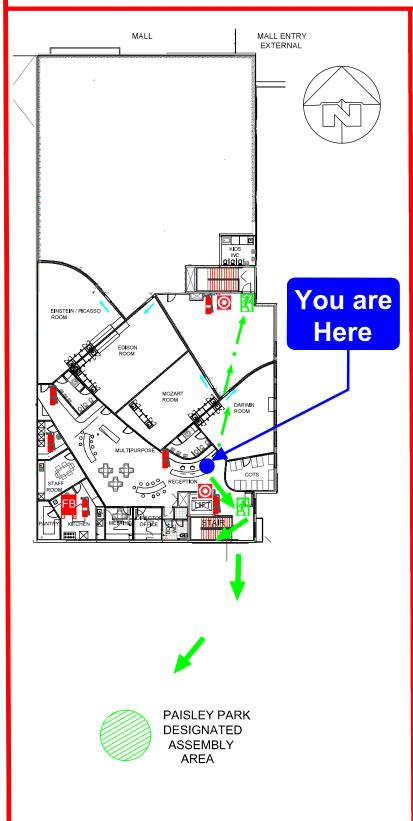
#### IF YOU HEAR THE FOLLOWING ALARMS

"Whoop - Whoop - Whoop"



DRAWN: MS	DWG. NO: 50151-03B
CHECKED:	REV. DATE: NOV 2019
APPROVED:	VALIDITY: NOV 2024

**EVACUATION DIAGRAM**PAISLEY PARK PORT ADELAIDE EARLY LEARNING CENTRE RECEPTION, 200 - 220 COMMERCIAL ROAD, ADELAIDE, SA 5015



# **LEGEND**







FIRE ALARM ACTIVATION (RED)



PRIMARY EXIT ROUTE

ALTERNATIVE EXIT ROUTE

# **CONTACT NUMBERS**

**CENTRE MANAGER HEAD OFFICE EMERGENCY SERVICES 000** 

#### **EMERGENCY PROCEDURES**

Remove persons in immediate danger, if safe to do so.

Alert nearby staff and dial "000".

Confine any fire and smoke by closing all doors, if safe to do so, on exiting the area.

Evacuation of all persons to the Assembly Area.

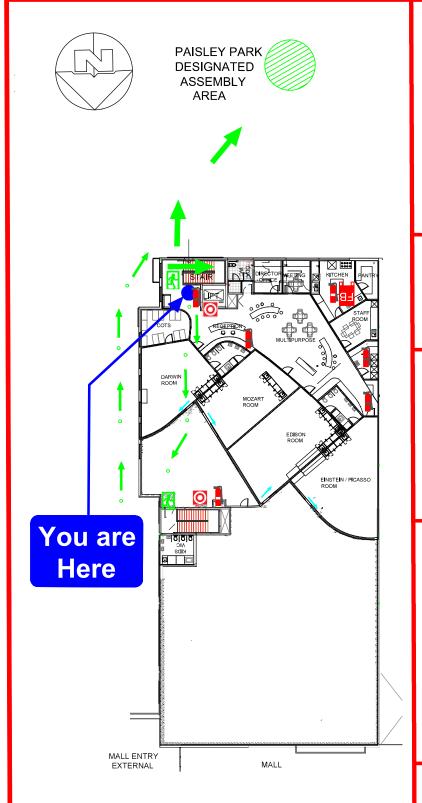
#### IF YOU HEAR THE FOLLOWING ALARMS

"Whoop - Whoop - Whoop"



DRAWN: MS	DWG. NO: 50151-01B
CHECKED:	REV. DATE: NOV 2019
APPROVED:	VALIDITY: NOV 2024

**EVACUATION DIAGRAM**PAISLEY PARK PORT ADELAIDE EARLY LEARNING CENTRE SOUTH STAIRS, 200 - 220 COMMERCIAL ROAD, ADELAIDE, SA 5015



# **LEGEND**



FIRE BLANKET



FIRE HOSE REEL



DCP EXTINGUISHER



CO2 EXTINGUISHER



FIRE HYDRANT



FIRE ALARM ACTIVATION (RED)



ASSEMBLY AREA





# **CONTACT NUMBERS**

**CENTRE MANAGER HEAD OFFICE** 

**EMERGENCY SERVICES 000** 

#### **EMERGENCY PROCEDURES**

Remove persons in immediate danger, if safe to do so.

Alert nearby staff and dial "000".

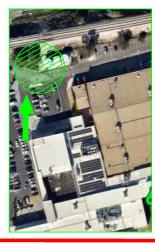
Confine any fire and smoke by closing all doors, if safe to do so, on exiting the area.

Evacuation of all persons to the Assembly Area.

#### IF YOU HEAR THE FOLLOWING ALARMS

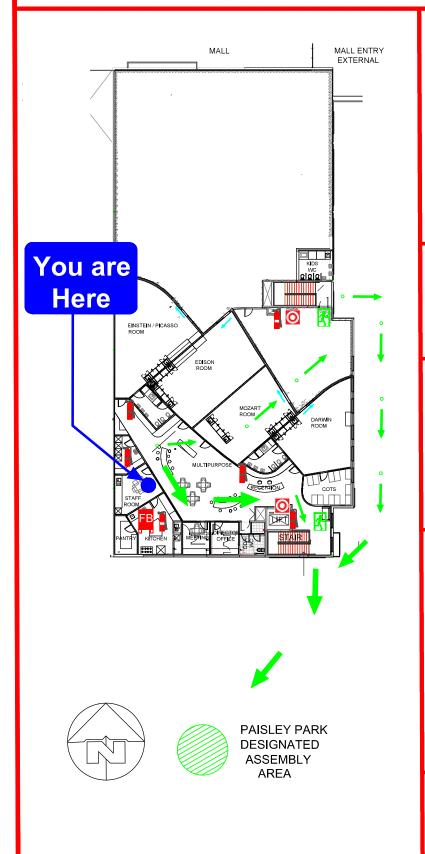


"Whoop - Whoop - Whoop"



DRAWN: MS	DWG. NO: 50151-07B
CHECKED:	REV. DATE: NOV 2019
APPROVED:	VALIDITY: NOV 2024

**EVACUATION DIAGRAM**PAISLEY PARK PORT ADELAIDE EARLY LEARNING CENTRE STAFF ROOM, 200 - 220 COMMERCIAL ROAD, ADELAIDE, SA 5015



# **LEGEND**



# **CONTACT NUMBERS**

**CENTRE MANAGER HEAD OFFICE EMERGENCY SERVICES 000** 

#### **EMERGENCY PROCEDURES**

Remove persons in immediate danger, if safe to do so.

Alert nearby staff and dial "000".

Confine any fire and smoke by closing all doors, if safe to do so, on exiting the area.

Evacuation of all persons to the Assembly Area.

#### IF YOU HEAR THE FOLLOWING ALARMS





DRAWN: MS	DWG. NO: 50151-04B
CHECKED:	REV. DATE: NOV 2019
APPROVED:	VALIDITY: NOV 2024

**Consultant Traffic Engineers** 

ABN 67 093 665 680

204 Young Street Unley SA 5061

P: 08 8271 5999

E: mail@philweaver.com.au

File: 21-219

21 January 2021

Mr Loris Rigon Project & Development Director Trice - Project & Development Managers

Via email: loris.rigon@trice.com.au

Dear Mr Rigon,

# PROPOSED CHILD CARE CENTRE - 14 JOHNSTON STREET, STIRLING (APPLICATION ID 2103 1474) -RESPONSE TO REPRESENTATIONS

I refer to our recent discussions with respect to the proposal to provide a 95 place child care centre on land located at 14 Johnston Street, Stirling. In particular I refer to the various representations received by the Adelaide Hills Council in relation to the subject development.

I have been provided with copies of the various representations relating to the traffic, parking and access related aspects of this proposed development.

While the majority of the representations received by Council provided comment in relation to traffic and parking related aspects of the proposed development, one representation in particular prepared by Mr David Kwong and Ms Victoria Sands Kwong (the Kwong representation) included significant commentary on the technical aspects of the proposed design.

Accordingly I have responded to the issues raised in the above representation. As a consequence of the levelof detail raised in the Kwong representation I consider that the following response essentially addresses the majority of the comments made within the remaining representations. I have therefore summarised the concerns raised in the above representation and responded accordingly.

In my opinion the relevant matters raised in the Kwong representation included:-

# Parking assessment

The subject representation identified a requirement for one car parking space per four children (0.25 parking spaces per child) to be appropriate for the subject development. This requirement was based upon car parking rates identified from a number of sources including a report prepared by MFY traffic consultants (Childcare Centre Parking Rates Review - parking review dated April 2016) prepared on behalf of the Australian Childcare Alliance - South Australia.

However the above assessment identified a rate of one space per 4.2 children attending a child care centre based upon actual parking surveys.

The proposed development will now provide a total of 23 car parking spaces with a maximum capacity of 95 children. Consequently the car parking rate associated with the subject development would be equivalent to a car parking rate of one (1) parking space per 4.1 children. Therefore the rate of car parking to be provided by the subject development would be greater than the parking rate actually identified within the MFY report.

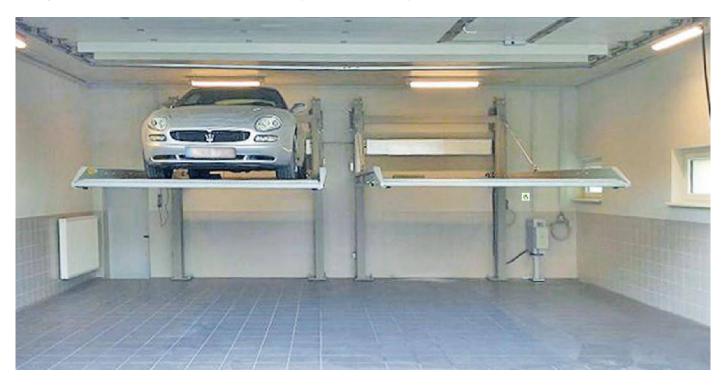
Notwithstanding this a minor shortfall in car parking to be provided by the subject development (0.75 spaces) should not result in any significant parking issues given the proposed control regime of staggering arrival and departure times applied by the applicant to other centres including those at 43 Adelaide Road, Mount Barker, and 260 212 Anzac Highway Plympton. I understand that Mr Kwong provided traffic consultancy for both of these projects and would therefore be familiar with the manner of operation of the applicant.

#### Car stackers

The above representation raised concerns in respect to the potential impact of the proposed car stackers onexisting trees. However, I consider that this more appropriately addressed by an arborist.

The above representation also identified that no details of the specific (car stacker) product have been provided to "demonstrate the system will be adequate accommodated by the allocated space provision (both horizontal space width and vertical head height needs)".

From my discussions with the architects I understand that the proposed stacker system will potentially be a **Storeparker N2502** dependent parking system (or similar system).



The potential parking system could be provided within the space widths identified on the plans (2600mm) and would require a minimum clearance of 3180 mm. This would be accommodated by the vertical clearance to be provided in the area of the proposed stackers noting that the minimum clearance this area (underneath the band beam) is understood to be at least 3390 mm under the band beam.

Significantly this system does not require columns to be located at the entry to each space i.e. the stackers would meet the clearance requirements of *Figure 5.2 Design Envelope Around Parked Vehicle to be kept clear of Columns, Walls And Obstructions* of the relevant off-street car parking standard (AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking).

## Ramp Gradient and Head Height Clearances Assessment

The design of the entry / exit arrangements associated with the proposed car park have been amendedsince the original plans were submitted to Council. As a result of these changes I am of the opinion that the design of the car park will comply with both the gradient and head height clearance requirements of the relevant off-street car parking standard.

The design will now include separation of the entry and exit lanes within the car park driveway and will provide a grade of 1 in 20 over 6 m on the departure side of the access point. On this basis I consider that the provisions of Section 3.3 Gradients of Access Driveways of AS/NZS 2890 .1:2004 would be met.

It should also be noted that:-

- The grade of the entry lane into the site will be 1 in 8,
- The gradient along the length of the aisle way servicing spaces 7 to 13, 19 to 23 and the turning baywill be 1 in 16,
- The car parking area and the aisle way servicing the car stackers and accessible (disability) car parking space (space 14) and adjoining shared area will be flat.
- The grades of the entry and exit points will match the existing levels along the boundary of the site,
- The spaces available for use by clients of the childcare centre will be a minimum of 2.6 m in width,
- The spaces to accommodate two level car stackers will also be 2.6 m in width and will consequently provide for a minimum clear width of 2.4 m. Hence the spaces will be appropriate for use by staff as previously indicated, and
- The width of the car park aisle will be 6.6 m.

Consequently I consider that the amendments to the car parking layout will meet the dimensional requirements of the relevant off-street car parking standard.

Contrary to the concerns raised within the above representation in respect to the need for "significant amendments to the existing footpath levels" being required I consider that the amended access arrangements will not require significant changes to the footpath within the Council verge.

The amended design provides for driveway splays on both sides of the proposed crossover to facilitate leftturn entry and exit movements into and out of the car park.

The above representation raised concerns in respect to head height clearance underneath the building associated with traffic entering exiting the car park. The representation suggested that:-

<sup>&</sup>quot;The plans prepared by Gardiner Architects illustrate the floor level of the basement car park to underside of (the) first-floor slab is proposed to be 2.5 m at the car park entry. While this head height clearance satisfies the minimum head height requirements, it is not clear what undermounted slab services (e.g., lighting, ducting, fire services) are to be installed within the basement car parking area. This may impact on DDA requirements in respect to minimum DDA head height clearance requirements. Please confirm that all services have been taken into consideration and will be compliant without having to increase current building heights which already exceed the maximum height requirements for the locality."

In response, the level of detail provided with the original plans is no different from that typically associated with enclosed car parking structures noting that a minimum vertical clearance of 2.2 m is required for an enclosed car parking area such as a basement or undercroft structure. The exception being the area above the accessible (disability) car parking space and associated shared area, both of which require a minimum clearance of 2.5 m. It is my understanding that these clearance requirements will be fully met by the proposed development.

## Deliveries and refuse collection

The representor has raised a number of matters in relation to this aspect of the proposed development which I suggest can be summarised as follows:-

- That deliveries will generally be undertaken by light vehicles such as vans given the head height clearance of 2.5 m at the entrance to the basement car park. This is my understanding noting that deliveries to and from child care centres are typically undertaken by vans similar in length to the B99 design vehicle. This vehicle has a length of 5.2 m and a height which can be physically accommodated within the on-site car parking area of the subject development. Typically such deliveries occur in mid-morning or mid-afternoon periods outside of peak parking demand. Hence, these vehicles would be able to occupy an on-site car parking space, given that these periods correspond to lower levels of car parking demand at a child care centre, as the majority of parking during this period is relates only to staff.
- It is proposed that a private waste contractor will be engaged to undertake waste collection associated with the subject development. This is typical of virtually all similar developments,
- Servicing of waste will occur on Johnston Street and not within the on-site car parking area given the clearance requirements for such a vehicle. These collections will occur outside of commuter periods and would be similar in nature to collection of household waste by council's waste contractor, and
- Contrary to the suggestion that such collections are unsafe given the gradient of Johnson Street the manner
  in which these collections should be no different from collection of household waste from other properties
  along this roadway.

#### Access sightlines

Two issues were raised under this heading including:-

- 1. Concerns that sight lines at the proposed access point will meet the minimum sight line requirements, and
- 2. Concerns in respect to the possibility that parents and children would need to cross over the car park entry ramp in order to enter the facility.

In response I note that a line of sight of 97 m length required for a commercial development along a section of roadway with a speed limit of 50 km/h as per the requirements of PO 5.1 of the SA Planning and Design Code.

Although I note that there are a number of street trees and plantation within the verge area between the location of the proposed access point and the intersection with Milan Terrace I have assessed the potential line of sight associated with a driver exiting the subject development to be approximately 70 m in each direction along Johnston Street.

I note that the speed of traffic entering this roadway from either the intersection of Johnston Street with the intersection of Milan Terrace or the roundabout at the intersection of Johnson Street with Mount Barker Road and Merrion Terrace would be less than the urban speed limit (50 km/h).

Hence I consider that the level of sight distance to the south of the access point is acceptable.

In respect to point 2 above it should be noted that parents/carers and children would not have to cross over the car park entry ramp when walking to or from parked cars into and out of the subject building.

Furthermore the proposed development will provide a pedestrian ramp on the south-western side of the car park linking the child care centre directly to and from Johnston Street. Unlike many other similar childcare centres pedestrians accessing the site from the footpath along Johnston Street would not be required to walk through the car parking area.

# Security outside of operational hours

With respect to this matter it is noted that the car park will incorporate a gate at the entrance into the car park which will be closed outside of the opening hours of the proposed childcare centre. This gateway will be set back approximately 6.5 m from the property boundary and would provide for sufficient distance between the gate and the property boundary to store a vehicle entering the car park in after-hours periods without this vehicle encroaching onto the Council Road verge on footpath area.

# Matters raised by other representors

Additional matters raised by other representors include:-

- 1. Concerns in respect to the capacity of the adjoining road network to accommodate traffic anticipated to be generated by the proposed development, and
- 2. The proportion of car parking spaces allocated specifically to staff.

In response to the first of the above matters it is considered that:-

- There is sufficient capacity on the adjoining road network to safely accommodate the volume of traffic
  forecast to be generated by the subject development. The original assessment included a Sidra intersection
  software analysis which identified that queues of traffic entering and exiting the subject development would
  not result in adverse traffic impacts on the adjoining road network, and
- Furthermore there is a potential for a significant proportion of drivers currently using the subject section of Johnston Street to utilise the subject child care centre given that subject development will primarily service a local catchment. Potentially a number of these drivers are likely to already be using Johnston Street during peak hour periods.

I also note that the ability to accommodate forecast peak hour traffic generation associated with the proposed child care centre was not raised as a concern within the Kwong representation. This is notwithstanding Mr Kwong is a consulting traffic engineer.

In response to the second of the above matters, namely the proportion of car parking spaces to be allocated specifically to staff, my firm recently conducted surveys of car parking demand at the childcare centre operated by Paisley Park Early Learning Centre Operations (the applicant) at 208 to 212 Anzac Highway, Plympton in order to identify car parking demand associated with this centre which I understand wasapproved to accommodate up to 180 children.

The surveys were conducted on Wednesday 15<sup>th</sup> December 2021 and comprised counts of cars parkedwithin the on-site car parking areas over extensive periods during the day including:-

• 7.00 am to 9.30 am which typically corresponds with peak arrival periods of children attending such a centre,

- 11.30 am to 1.30 pm which overlaps the lunchtime period when there is a peak in the number of staff on site, and
- 3.00 pm to 6.30 pm which corresponds with peak departure periods of children attending such acentre.

The results of these surveys identified a peak parking demand for 28 car parking spaces recorded during the morning survey period i.e. at 8.30 am. This was equivalent to only approximately 62% of the capacity of the car park.

The surveys identified that approximately half of the spaces occupied at 8:30 am were used by staff with the remaining spaces used by parents/carers.

The proposed development would provide more than half of the spaces specifically for use by parents/carers. On this basis I consider that a sufficient proportion of the total on-site parking parking spaces would be available for use by parents/carers.

Furthermore I note that the potential car stacker system would provide sufficient clearance for use of the lower level car parking spaces to be used by carers/parents regularly attending the subject child care centre.

# **Summary and Conclusions**

In summary, I consider that the proposed amendments to the subject development will:

- Provide an appropriate quantity of on-site car parking spaces, which would address the anticipated peak
  parking demands associated with the subject development based upon application of car parking rates
  typically applied for developments operated by the applicant,
- Addresses the design concerns raised by the representors,
- Not result in adverse traffic impacts on the adjacent road network, and
- Provide a design standard which is appropriate and meets the requirements of the relevant Australian / New
  Zealand Standards for off-street car parking areas inclusive of appropriately designed accessible (disability)
  car parking for use by clients and staff. The design of the on-site car parking area will provide appropriate
  car parking for use by parents / carers conforming to the requirements for a User Class 3a development.

Yours sincerely

Phil Weaver

Phil Weaver and Associates Pty Ltd

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# STIRLING CHILDCARE CENTRE

14 JOHNSTON STREET, STIRLING

## **PROJECT DETAILS:**

TOTAL SITE AREA 1069 SQ.M

#### CHILDCARE CENTRE OPERATION

CHILDREN 95 STAFF 15

HOURS MONDAY TO FRIDAY 6:30AM TO 6:30PM

#### CHILDCARE CENTRE YIELD

INDOOR ACTIVITY SPACE

12 PLACES 39 SQ.M ACTIVITY 1 **ACTIVITY 2** 16 PLACES 52 SQ.M ACTIVITY 3 22 PLACES 71.5 SQ.M **ACTIVITY 4** 30 PLACES 97.5 SQ.M **ACTIVITY 5** 19.5 SQ.M 5 PLACES MULTIPURPOSE 10 PLACES 32.5 SQ.M

TOTAL 95 PLACES 312 SQ.M

#### **OUTDOOR PLAY SPACE**

REQUIRED (95 PLACES X 7) = 665 SQ.M CLEAR

ACTUAL GROUND = 190 SQ.M CLEAR
ACTUAL FIRST = 396 SQ.M CLEAR
ACTUAL SECOND = 79 SQ.M CLEAR

ACTUAL TOTAL = 665 SQ.M CLEAR (95 CHILDREN)

### **BUILDING AREAS**

CARPARK = 549 SQ.M LV GR = 197 SQ.M LV 1 = 374 SQ.M LV 2 = 108 SQ.M

TOTAL = 679 SQ.M (EXC. CARPARK)

#### CARPARKING

REQUIRED SPACE (95 PLACES X 0.25) = 24

ACTUAL SPACES PROVIDED = 21

3 X BICYCLE PARKING SPACES PROVIDED

#### SITE COVERAGE

BUILDING AREA = 547 SQ M SITE AREA = 1069 SQ M SITE COVERAGE = 51.2%



NEIGHBOURING PROPERTY (CARPARK) 12 JOHNSTON ST, STIRLING

### SUBJECT SITE 14 JOHNSTON ST, STIRLING

ADJACENT PROPERTY

- (COMMERCIAL)

5 JOHNSTON ST, STIRLING

NEIGHBOURING PROPERTY (RESIDENTIAL) 16 JOHNSTON ST, STIRLING

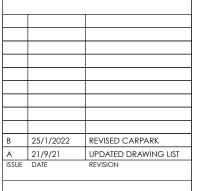
ADJACENT PROPERTY (RESIDENTIAL) 13 JOHNSTON ST, STIRLING

Draw	ving List		
Sheet	Sheet Name	Scale	Rev
TP.00	COVER SHEET + SITE CONTEXT	NTS	В
TP.01	SITE SURVEY + AERIAL CONTEXT	1:500	Α
TP.02	existing conditions	1:200	0
TP.03	PROPOSED - SITE PLAN	1:200	Α
TP.04	PROPOSED - LOWER G / UNDERCROFT	1:200	Α
TP.05	PROPOSED - LEVEL 1 PLAN	1:200	Α
TP.06	PROPOSED - LEVEL 2 PLAN	1:200	Α
TP.07	PROPOSED - ROOF PLAN	1:200	Α
TP.08	PROPOSED - ELEVATIONS	1:200	Α
TP.09	PROPOSED - ELEVATIONS	1:200	Α
TP.10	PROPOSED - SECTIONS	1:200	Α
TP.11	PROPOSED - SECTIONS	1:200	Α
TP.12	PROPOSED - LANDSCAPE LOWER G	1:200	0
TP.13	PROPOSED - LANDSCAPE LEVEL 1	1:200	0
TP.14	PROPOSED - LANDSCAPE LEVEL 2	1:200	0
TP.15	PROPOSED - TREE 5 ASSESSMENT	1:200	0
TP.16	PROPOSED - OVERSHADOW DIAGRAM	1:500	Α
TP.17	PROPOSED - OVERSHADOW DIAGRAM	1:500	Α





DESIGN DEVELOPMENT - 07/02/22





Fitzroy North, VIC, 3068
Ph:(03)94864092
E:info@ gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: COVER SHEET + SITE CONTEXT

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA

DRAWING NO:

TP.00

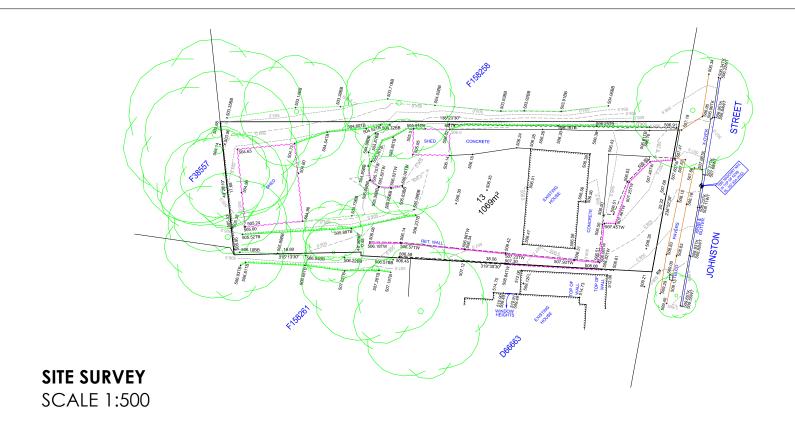


SCALE:

1:100

REV:

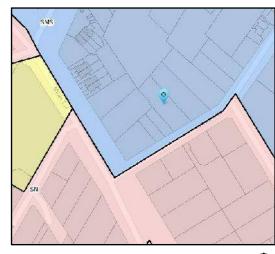
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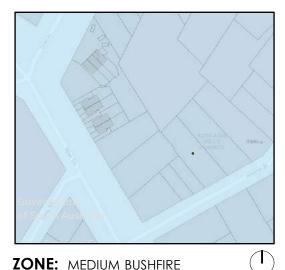




1:500



**ZONE:** DISTRICT CENTRE ZONE POLICY: STIRLING CORE POLICY AREA

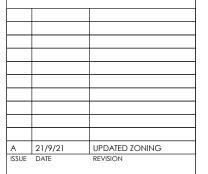


**ZONE:** MEDIUM BUSHFIRE



SITE INFO:

ALLOTMENT 13 IN FP 158259 HUNDRED OF NOARLUNGA CT 5350/901





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PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

SITE SURVEY + AERIAL CONTEXT

PAISLEY PARK ELC

DRAWN BY: GA

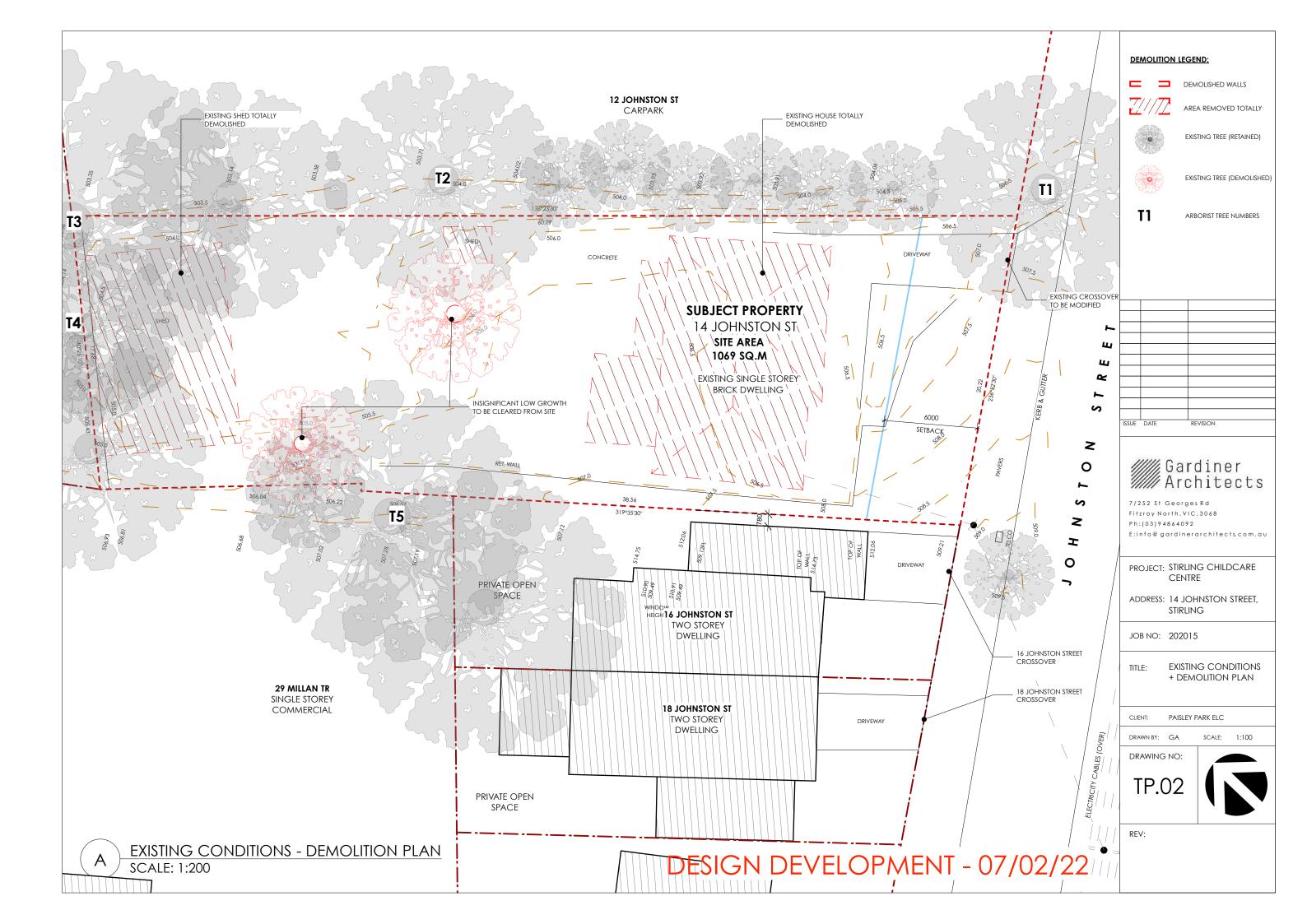
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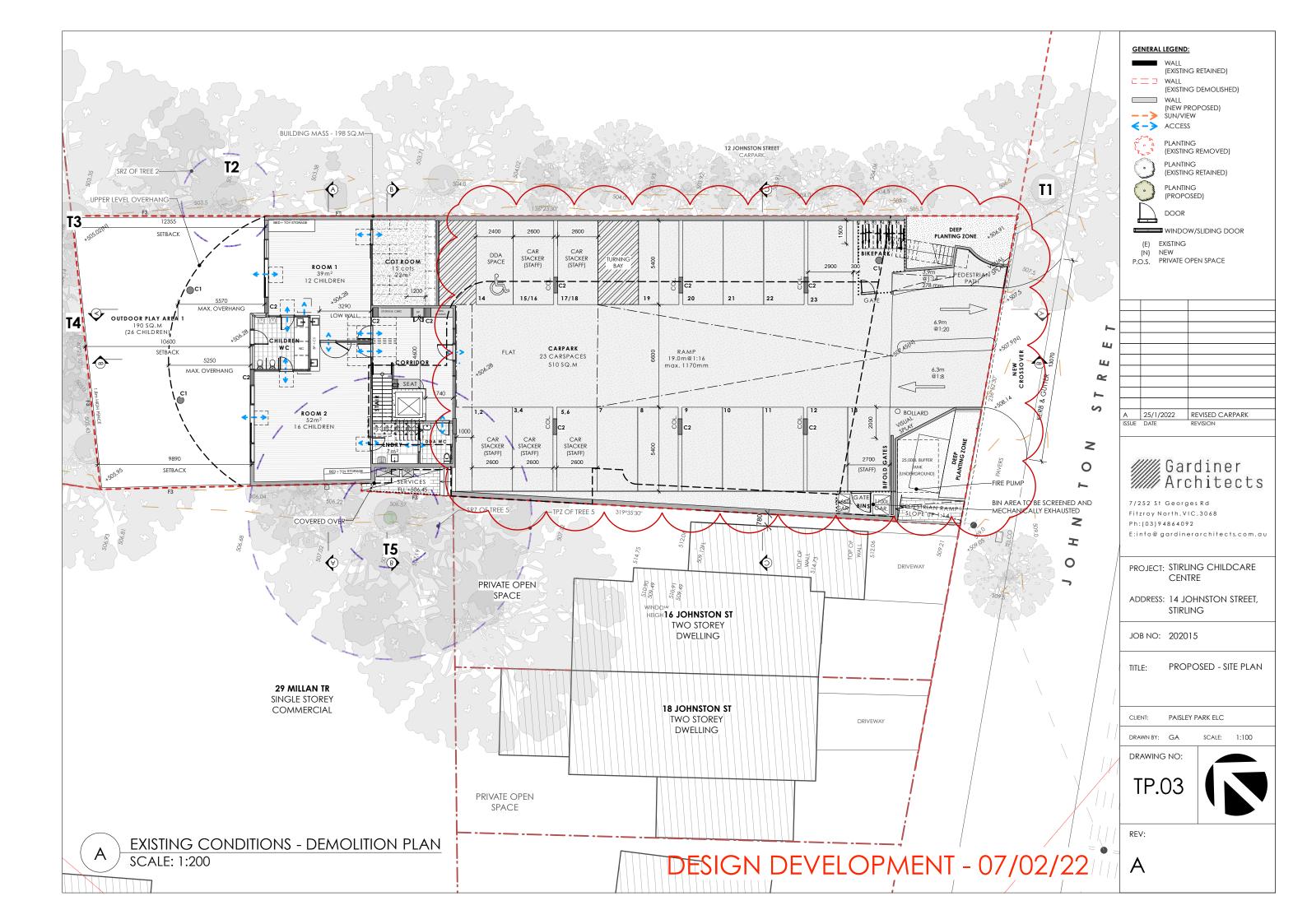
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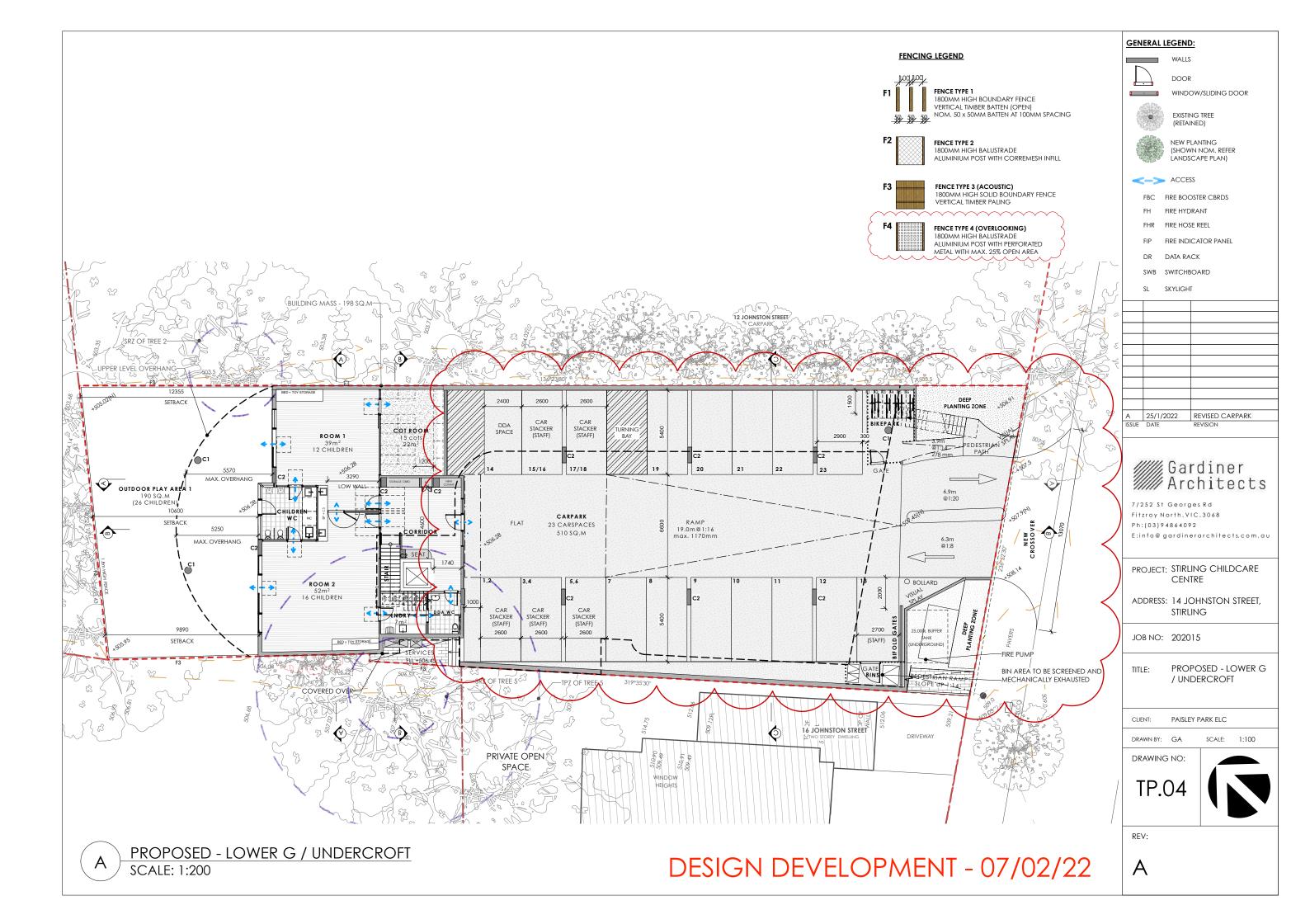


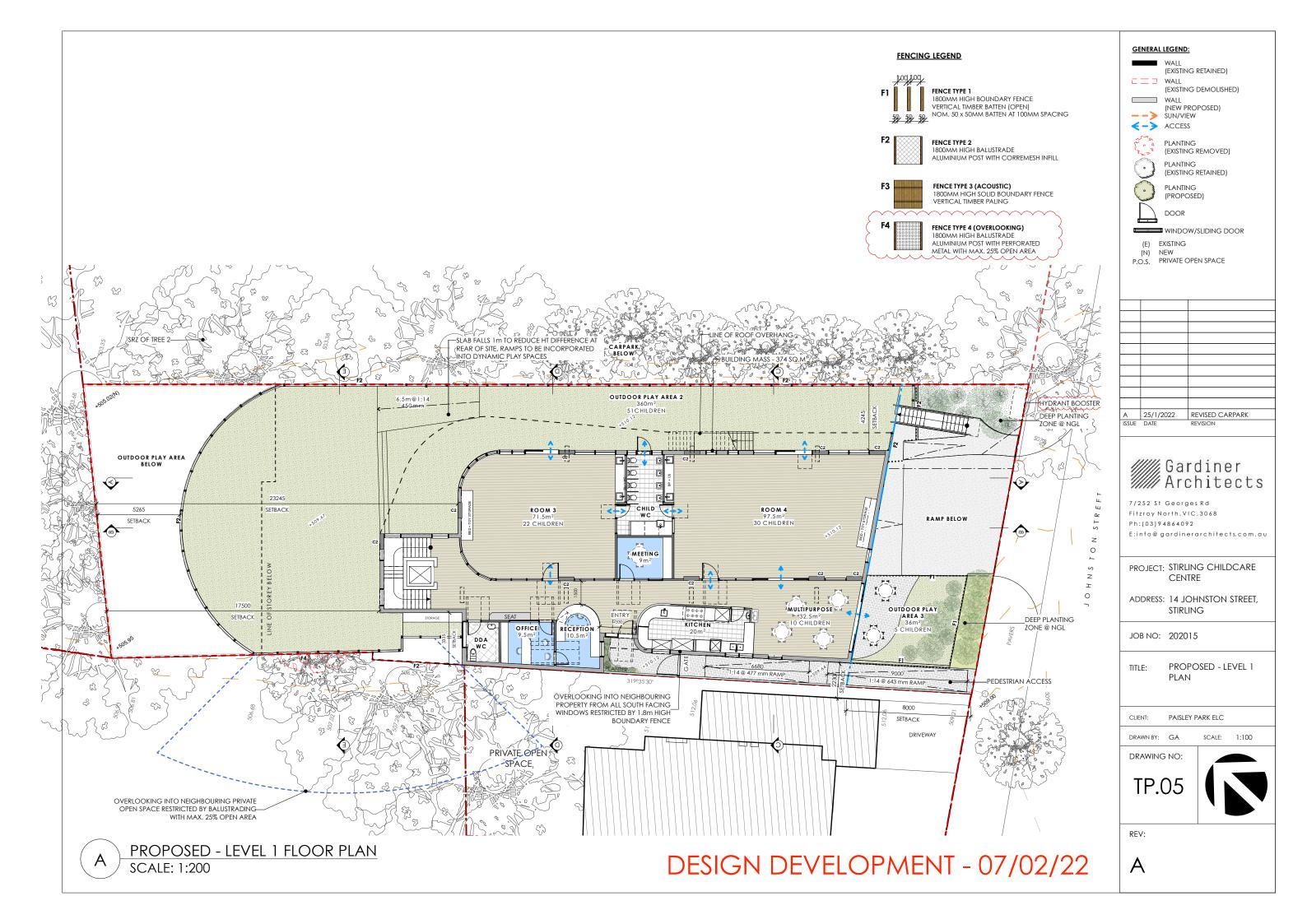
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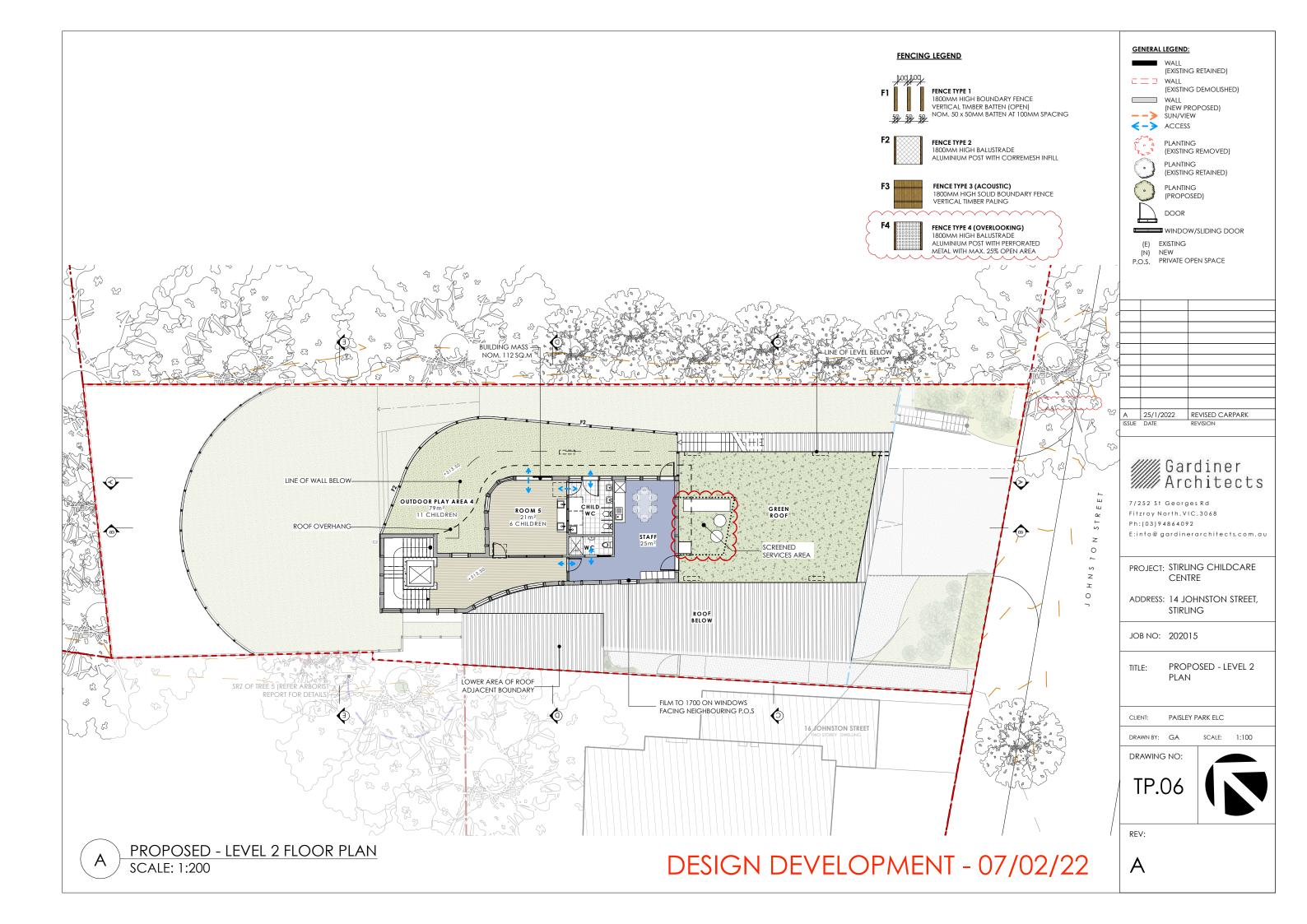


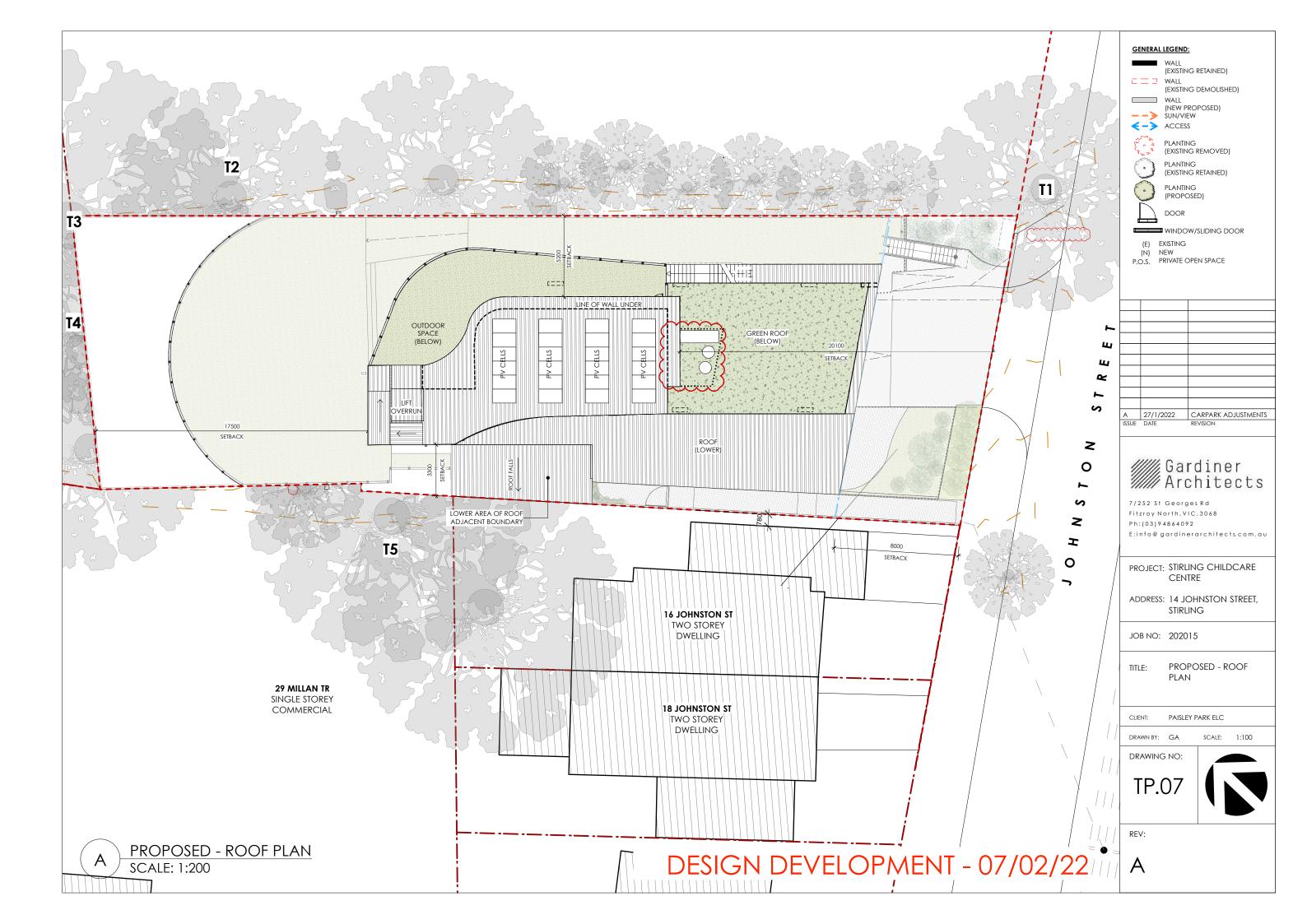












#### **MATERIALS LEGEND**

MATERIAL:NATURAL FEATURE STONE WALL CLADDING PRODUCT: SOUTH COAST LIMESTONE

SANDSTONE FINISH: ROUGH

MATERIAL: RETAINING BLOCKWORK WALL

ADBRI MASONRY VERSATON OR SIMILAR COLOUR: OATMEAL

MATERIAL: PROFILE METAL SHEET CLADDING

PRODUCT: LYSAGHT LONGLINE (OR SIMILAR)

MATERIAL: SHEET CLADDING WITH STRUCTURAL FINS

PRODUCT: COLOUR: FLAT METAL/CEMENT SHEET

#### FENCING LEGEND



1800MM HIGH BOUNDARY FENCE VERTICAL TIMBER BATTEN (OPEN) NOM. 50 x 50MM BATTEN AT 100MM SPACING

## FENCE TYPE 2

1800MM HIGH BALUSTRADE ALUMINIUM POST WITH CORREMESH INFILL



# FENCE TYPE 3 (ACOUSTIC)

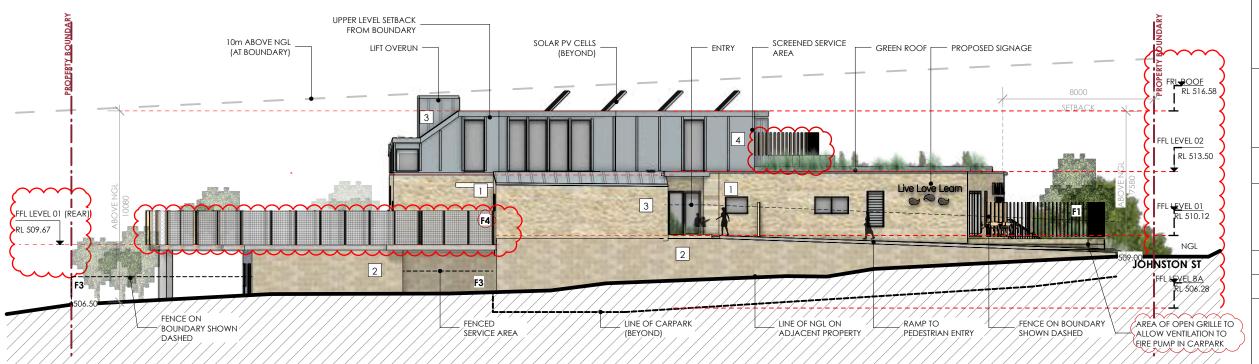
1800MM HIGH SOLID BOUNDARY FENCE

#### FENCE TYPE 4 (OVERLOOKING)

ALUMINIUM POST WITH PERFORATED



# PROPOSED - SOUTH-EAST ELEVATION SCALE: 1:200



A 25/1/2022 REVISED CARPARK
ISSUE DATE REVISION



7/252 St Georges Rd

Fitzroy North, VIC, 3068 Ph:(03)94864092 E:info@ gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

PROPOSED -**ELEVATIONS** 

PAISLEY PARK ELC

DRAWN BY: GA SCALE:

DRAWING NO:



REV:







# MATERIALS LEGEND

FINISH:

MATERIAL: NATURAL FEATURE STONE WALL CLADDING PRODUCT: SOUTH COAST LIMESTONE

SANDSTONE FINISH: ROUGH

MATERIAL: RETAINING BLOCKWORK WALL

ADBRI MASONRY VERSATON OR SIMILAR OATMEAL COLOUR:

MATERIAL: PROFILE METAL SHEET CLADDING PRODUCT: LYSAGHT LONGLINE (OR SIMILAR)

COLOUR: WINDSPRAY

MATERIAL: SHEET CLADDING WITH STRUCTURAL FINS FLAT METAL/CEMENT SHEET

## FENCING LEGEND



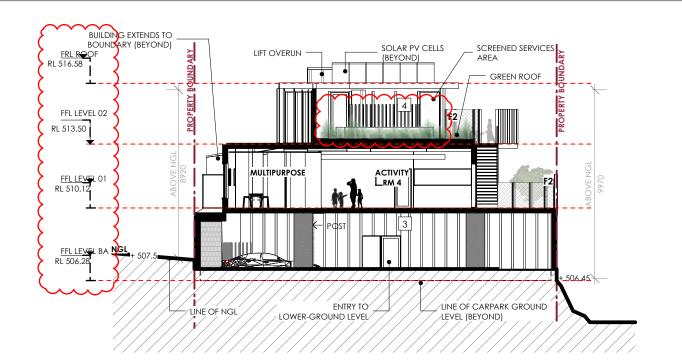
1800MM HIGH BOUNDARY FENCE VERTICAL TIMBER BATTEN (OPEN)

NOM. 50 x 50MM BATTEN AT 100MM SPACING

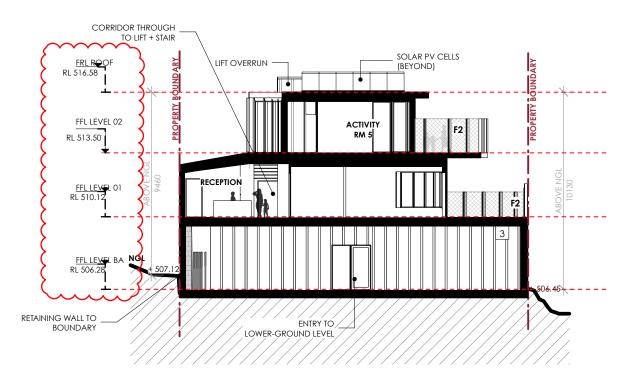
FENCE TYPE 2 1800MM HIGH BALUSTRADE ALUMINIUM POST WITH CORREMESH INFILL

FENCE TYPE 3 (ACOUSTIC)

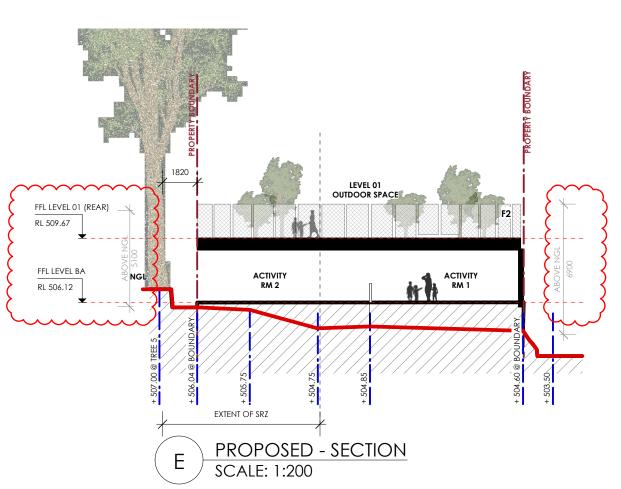
1800MM HIGH SOLID BOUNDARY FENCE VERTICAL TIMBER PALING



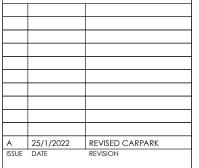
PROPOSED - SECTION SCALE: 1:200



PROPOSED - SECTION SCALE: 1:200



DESIGN DEVELOPMENT - 07/02/22





7/252 St Georges Rd Fitzroy North, VIC, 3068 Ph:(03)94864092 E:info@ gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

PROPOSED - SECTIONS

DRAWN BY: GA

DRAWING NO:



Α

REV:

# **LEGEND**:

A SH

**ADDITIONAL** AREA OF PRIVATE OPEN SPACE IN SHADOW AT NOMINATED TIME PERIOD



**EXISTING** AREA OF PRIVATE OPEN SPACE IN SHADOW AT NOMINATED TIME PERIODCAST BY BOUNDARY FENCE.



**ADDITIONAL** INCREASE TO SHADOW DUE TO SHIFT IN BIULDING HEIGHT



NEIGHBOURING PROPERTY 16 JOHNSTON STREET STIRLING SUBJECT SITE 14 JOHNSTON STREET STIRLING NEIGHBOURING PROPERTY 12 JOHNSTON STREET STIRLING

PROPOSED
SEPTEMBER 9AM



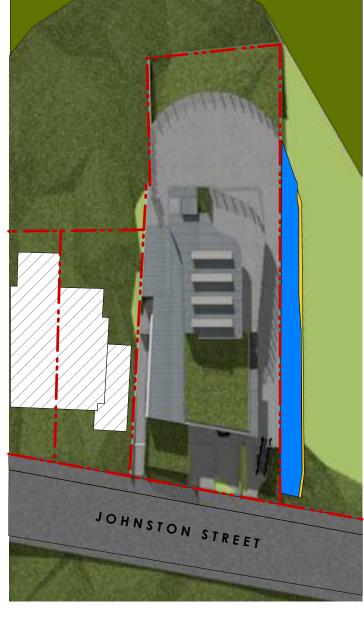
PROPERTY

16 JOHNSTON STREET

STIRLING

SUBJECT SITE 14 JOHNSTON STREET STIRLING NEIGHBOURING PROPERTY 12 JOHNSTON STREET STIRLING

PROPOSED SEPTEMBER 12 NOON



NEIGHBOURING PROPERTY 16 JOHNSTON STREET STIRLING SUBJECT SITE 14 JOHNSTON STREET STIRLING NEIGHBOURING PROPERTY 12 JOHNSTON STREET STIRLING

PROPOSED
SEPTEMBER 3 PM

Α	25/1/2022	REVISED CARPARK
ISSUE	DATE	REVISION



7/252 St Georges Rd Fitzroy North, VIC, 3068 Ph: (03) 94864092 E:info@ gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - SHADOW DIAGRAMS

CLIENT: PAISLEY PARK ELC

DRAWING NO:

TP.16



SCALE: 1:100

REV:

Α

DESIGN DEVELOPMENT - 07/02/22

# **LEGEND**:

**ADDITIONAL** AREA OF PRIVATE OPEN SPACE IN SHADOW AT NOMINATED TIME PERIOD



**EXISTING** AREA OF PRIVATE OPEN SPACE IN SHADOW AT NOMINATED TIME PERIODCAST BY BOUNDARY FENCE.



**ADDITIONAL** INCREASE TO SHADOW DUE TO SHIFT IN BIULDNG HEIGHT



NEIGHBOURING PROPERTY 16 JOHNSTON STREET STIRLING SUBJECT SITE 14 JOHNSTON STREET STIRLING NEIGHBOURING PROPERTY 12 JOHNSTON STREET STIRLING

PROPOSED
JUNE 9AM



NEIGHBOURING PROPERTY 16 JOHNSTON STREET STIRLING SUBJECT SITE 14 JOHNSTON STREET STIRLING NEIGHBOURING PROPERTY 12 JOHNSTON STREET STIRLING

PROPOSED
JUNE 12 NOON



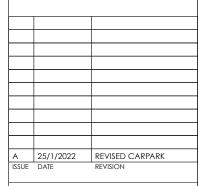
NEIGHBOURING
PROPERTY
16 JOHNSTON STREET
STIRLING

DURING SUBJECT SITE

ERTY 14 JOHNSTON STREET
ON STREET STIRLING

NEIGHBOURING PROPERTY 12 JOHNSTON STREET STIRLING

PROPOSED JUNE 3 PM





7/252 St Georges Rd Fitzroy North, VIC, 3068 Ph: (03) 94864092 E:info@ gardinerarchitects.com.au

PROJECT: STIRLING CHILDCARE CENTRE

ADDRESS: 14 JOHNSTON STREET, STIRLING

JOB NO: 202015

TITLE: PROPOSED - SHADOW DIAGRAMS

CLIENT: PAISLEY PARK ELC

DRAWN BY: GA SCALE: 1:100

DRAWING NO:

TP.17



REV:

Α

DESIGN DEVELOPMENT - 07/02/22

## **14 JOHNSTON ST STIRLING SA 5152**

#### Address:

Click to view a detailed interactive SALLIS

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



## **Property Zoning Details**

## **Local Variation (TNV)**

Maximum Building Height (Metres) (Maximum building height is 10m)

Maximum Building Height (Levels) (Maximum building height is 2 levels)

#### Overlay

Hazards (Bushfire - Medium Risk)

Mount Lofty Ranges Water Supply Catchment (Area 2)

Native Vegetation

Prescribed Water Resources Area

Regulated and Significant Tree

Traffic Generating Development

# Zone

Suburban Main Street

### **Development Pathways**

Suburban Main Street

## 1. Accepted Development

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

- · Brush fence
- · Building work on railway land
- · Consulting room
- · Internal building work
- Office
- Partial demolition of a building or structure
- Shade sail
- Shop
- Solar photovoltaic panels (roof mounted)
- 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.

- Advertisement
- · Consulting room
- Office
- Shop
- · Temporary accommodation in an area affected by bushfire

#### 3. Code Assessed - Performance Assessed

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

- Advertisement
- · Consulting room
- Demolition
- Dwelling
- Fence
- Land division
- Office
- · Retaining wall
- Shop
- Store
- · Telecommunications facility
- Tree-damaging activity
- Verandah

#### 4. Impact Assessed - Restricted

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

Property Policy Information for above selection

# Part 2 - Zones and Sub Zones

## **Suburban Main Street Zone**

# **Assessment Provisions (AP)**

	Desired Outcome		
DO 1	A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area.		
DO 2	A high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities.		
DO 3	An intimate public realm with active streets created by integrated mixed use buildings.		

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

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# Deemed-to-Satisfy Criteria / **Performance Outcome Designated Performance Feature** Land Use and Intensity PO 1.1 DTS/DPF 1.1 Retail, office, entertainment and recreation uses are supplemented Development comprises one or more of the following: by other businesses that provide a range of goods and services to (a) Advertisement the local community. (b) Cinema (c) Community facility (d) Consulting room (e) Dwelling (f) Health facility (g) Hotel (h) Indoor recreation facility (i) Library (j) Office (k) Place of worship (I) Pre-school (m) Shop (n) Tourist accommodation. PO 1.2 DTS/DPF 1.2 Land uses promote movement and activity during daylight and None are applicable. evening hours, including restaurants, educational, community and cultural facilities, and accommodation for visitors and residents. PO 1.3 DTS/DPF 1.3 Ground floor uses contribute to an active and vibrant main street. Shop, office, or consulting room uses are located on the ground floor level of buildings. PO 1.4 DTS/DPF 1.4 Dwellings developed in conjunction with non-residential uses to Dwellings developed in conjunction with non-residential uses are support business, entertainment and recreational activities sited: contribute to making the main street precinct and pedestrian (a) at upper levels of buildings with non-residential uses thoroughfares pleasant and lively places. located at ground level (b) behind non-residential uses on the same allotment. PO 1.5 DTS/DPF 1.5 Tourist accommodation and visitor attractions support the visiting None are applicable. public and holiday makers. PO 1.6 DTS/DPF 1.6 Development is sited and designed to achieve or maintain a vibrant Any of the following: and interesting streetscape within retail areas. (a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m<sup>2</sup> (b) cinema hotel (c)

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PO 1.7 DTS/DPF 1.7 Changes in the use of land encourage the efficient reuse of A change of use to a shop, office, consulting room or any commercial premises to maintain and enhance vibrancy within combination of these uses where all of the following are achieved: activity centres. (a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses (b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop) (c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions (d) if the change in use involves a gross leasable floor area greater than 250m<sup>2</sup> and has direct frontage to an arterial road, it achieves: the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road the development is located on a site that operates as 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 (e) 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, except where: (i) the building is a local heritage place (ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) (iii) the development is located on a site that operates as 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. **Built Form and Character** PO 2.1 DTS/DPF 2.1 Buildings sensitively frame the main street and public spaces and Buildings: provide overall visual relief from building height and mass. (a) include a clearly defined podium or street wall with a maximum building height of 1 building level or 4m in height

(d)

licensed premises.

Page 4 of 133 Printed on 12/10/2021

	(b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.
PO 2.2	DTS/DPF 2.2
Buildings preserve the main street appearance by complementing the key shop-front elements such as narrow buildings and tenancy footprints with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels (base stall boards) and recessed entries.	None are applicable.
PO 2.3	DTS/DPF 2.3
Pedestrian shelter and shade is provided over footpaths through the use of structures such as awnings, canopies and verandas.	None are applicable.
PO 2.4	DTS/DPF 2.4
Buildings are adaptable and flexible to accommodate a range of land uses, including retail, office and residential without the need for significant change to the building.	Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m.
PO 2.5	DTS/DPF 2.5
Buildings create visual interest, promote an active interface with the main street frontage and maximise passive surveillance.	Not less than 50% of the ground floor primary frontage of buildings is visually permeable, transparent or clear glazed.
PO 2.6	DTS/DPF 2.6
Outbuildings, carports and garages located behind the primary building facing the main street ensure vibrancy and activity along the main street.	None are applicable.
PO 2.7	DTS/DPF 2.7
Development creates an efficient and convenient pedestrian network establishing linkages within the main street and to adjoining zones.	None are applicable.
Building heigh	nt and setbacks
PO 3.1	DTS/DPF 3.1
Building height consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation and Maximum Building Height (Metres) Technical and Numeric Variation, and otherwise low-to-medium rise, where the height is commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character.	Building height is:  (a) no greater than: (i) the following:  Maximum Building Height (Metres)  Maximum building height is 10m  Maximum Building Height (Levels)  Maximum building height is 2 levels
	<ul> <li>(ii) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)):         <ul> <li>A. where the site has a frontage of at least 25m and depth of at least 50m - 4 building levels up to a height of 15m or</li> <li>B. in all other cases - 3 building levels up to a height of 12m</li> </ul> </li> </ul>

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and

(b) not less than:

In relation to DTS/DPF 3.1, in instances where:

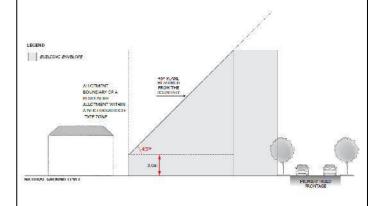
- (a) more than one value is returned is returned in the same field:
  - (i) for the purpose of DTS/DPF 3.1(a)(i), refer to the Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) layer in the SA planning database to determine the applicable value relevant to the site of the proposed development
  - (ii) for the purpose of DTS/DPF 3.1(b) refer to the Minimum Building Height (Levels) Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development
- (b) no value is returned for DTS/DPF 3.1(b) (ie there is a blank field), then there is no minimum building height and DTS/DPF 3.1(b) is met.

PO 3.2

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.

DTS/DPF 3.2

Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary):



PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.

DTS/DPF 3.3

Buildings on sites with a southern boundary adjoining an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:

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Policy24 - Eliquily	
	BOULDWS EAVELOPE  SOUNDARY  SOUNDARY  SUPPLIANCE  SOUNDARY  SUPPLIANCE  SULDING HEIGHT  SULDING HEIGHT  SULDING HEIGHT  SOUNDARY  NATURAL GROUND LEVEL  PREMINER RAND FROM MARE
PO 3.4	DTS/DPF 3.4
Buildings with no setbacks from road boundaries achieve a continuity of street façade to the main street, but with sections of building set back to create outdoor dining areas, visually interesting building entrances and intimate, active spaces.	None are applicable.
PO 3.5	DTS/DPF 3.5
Buildings with no setback from side boundaries achieve a continuity of street façade to the main street.	Except where contrary to DTS/DPF 3.2 or 3.3, building walls located on the site's side boundaries, with the front wall set back in line with neighbouring buildings.
PO 3.6	DTS/DPF 3.6
Buildings that are set back from rear boundaries (other than street boundaries) minimise impacts on neighbouring properties, including access to natural light and ventilation.	Buildings are set back a minimum 3 metres from rear boundaries where the subject land directly abuts an allotment of a different zone, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.
PO 3.7	DTS/DPF 3.7
Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles.	Buildings are set back from the rear access way have:  (a) no requirement where the access way is 6.5m or more wide or  (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.
PO 3.8	DTS/DPF 3.8
Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	None are applicable.
Traffic, parkir	ng and access
PO 4.1	DTS/DPF 4.1
Development minimises the need for vehicle crossovers on the main street to reduce conflicts with pedestrians and avoid disruption to the continuity of built form.	None are applicable.
PO 4.2	DTS/DPF 4.2
Vehicle parking is located behind buildings away from the primary main street frontage and is designed to minimise its impacts on residential amenity.	Vehicle parking areas are located behind the building line of the associated building.

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20licy24	- Enquiry		
	Advertis	sements	
PO 5.1		DTS/DPF 5.1	
Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages.		None are applicable.	
PO 5.2		DTS/DPF 5.2	
Freesta	inding advertisements:	Freestanding advertisements:	
(a) (b) (c) (d) (e)	identify the associated business(es) are of a size that is commensurate with the scale of the centre and the street frontage avoid visual clutter positively respond to the context without dominating the locality are sited and designed to not detract from the main street character.	<ul> <li>(a) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser)</li> <li>(b) do not have a sign face that exceeds 6m<sup>2</sup> per side.</li> </ul>	
	Land [	Division	
PO 6.1		DTS/DPF 6.1	
suitable	vision and site amalgamation creates allotments that are a for a variety of residential and commercial activities and a the level of development integration.	None are applicable.	
	Concep	ot Plans	
relevant	oment is compatible with the outcomes sought by any t Concept Plan contained within Part 12 - Concept Plans of nning and Design Code to support the orderly development through staging of development and provision of ucture.	DTS/DPF 7.1  The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant In relation to DTS/DPF 7.1, 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 7.1 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

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development	Exceptions
(Column A)	(Column B)

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1. A kind of development which, in the opinion of the None specified. 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. 2. Any kind of development where the site of the Except any of the following: development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay. 3. Any development involving any of the following (or of any Except development that exceeds the maximum building height combination of any of the following): specified in Suburban Main Street Zone DTS/DPF 3.1 or does (a) advertisement not satisfy any of the following: (b) air handling unit, air conditioning system or exhaust fan 1. Suburban Main Street Zone DTS/DPF 3.2 (c) building work on railway land 2. Suburban Main Street Zone DTS/DPF 3.3. (d) cinema (e) community facility (f) consulting room (g) dwelling located above a non-residential building level (h) fence (i) indoor recreation facility (j) library (k) office (I) place of worship (m) pre-school (n) retaining wall (o) shade sail (p) shop (q) solar photovoltaic panels (roof mounted) (r) temporary public service depot (s) tourist accommodation verandah (u) water tank. 4. Any development involving any of the following (or of any None specified. combination of any of the following): (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity. 5. Demolition. Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

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None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

# Part 3 - Overlays

Hazards (Bushfire - Medium Risk) Overlay

**Assessment Provisions (AP)** 

Desired Outcome		
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.	
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.	

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Siting			
PO 1.1	DTS/DPF 1.1		
Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	None are applicable.		
Built Form			
PO 2.1	DTS/DPF 2.1		
Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	None are applicable.		
PO 2.2	DTS/DPF 2.2		
Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of	Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.		

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fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	
Habitable	Buildings
PO 3.1	DTS/DPF 3.1
To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	None are applicable.
PO 3.2	DTS/DPF 3.2
Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):  (a) the asset protection zone has a minimum width of at least:         (i) 50 metres to unmanaged grasslands         (ii) 100 metres to hazardous bushland vegetation  (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3	DTS/DPF 3.3
Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements.	None are applicable.
Land I	Division
PO 4.1	DTS/DPF 4.1
Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	None are applicable.
PO 4.2	DTS/DPF 4.2
Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	None are applicable.
PO 4.3	DTS/DPF 4.3
Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	None are applicable.
PO 4.4	DTS/DPF 4.4

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Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.

None are applicable.

Vehicle Access - Roads, Driveways and Fire Tracks

#### PO 5.1

Roads are designed and constructed to facilitate the safe and effective:

- (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel
- (b) evacuation of residents, occupants and visitors.

#### DTS/DPF 5.1

#### Roads:

- (a) are constructed with a formed, all-weather surface
- (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road
- (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road
- (d) have a minimum formed road width of 6m
- (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)
- (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)
- (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:
  - (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or
  - (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)
- (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.

#### PO 5.2

Access to habitable buildings is designed and constructed to facilitate the safe and effective:

- (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel
- (b) evacuation of residents, occupants and visitors.

#### DTS/DPF 5.2

Access is in accordance with (a) or (b):

- (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road
- (b) driveways:
  - (i) do not exceed 600m in length
  - (ii) are constructed with a formed, all-weather surface
  - (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)
  - (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway
  - (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway
  - (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging

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		es or other obstructions, including gs and/or structures (Figure 1)
(vii)	•	orate passing bays with a minimum width of d length of 17m every 200m (Figure 5)
(viii)	betwee	e overhead clearance of not less than 4.0m en the driveway surface and overhanging es or other obstructions, including gs and/or structures (Figure 1)
(ix)	vehicle movem constru	re-fighting services (personnel and s) to travel in a continuous forward nent around driveway curves by acting the curves with a minimum external of 12.5m (Figure 2)
(x)	an allot shaped	re-fighting vehicles to safely enter and exit tment in a forward direction by using a 'U' I drive through design or by incorporating and of the driveway either:
	A.	a loop road around the building or
	В.	a turning area with a minimum radius of 12.5m (Figure 3) or
	C.	a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)
(xi)	waterc	orate solid, all-weather crossings over any course that support fire-fighting vehicles with s vehicle mass (GVM) of 21 tonnes.
5.3		
applic	cable.	

#### **Procedural Matters (PM) - Referrals**

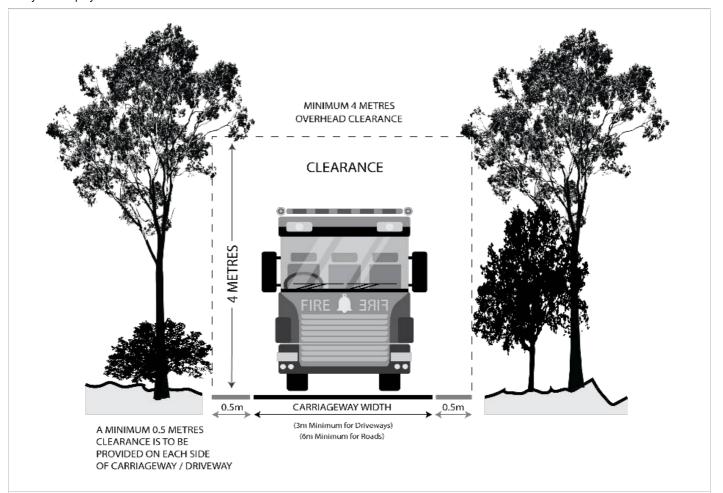
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

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

#### **Figures and Diagrams**

Figure 1 - Overhead and Side Clearances

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#### **Roads and Driveway Design**

Figure 2 - Road and Driveway Curves

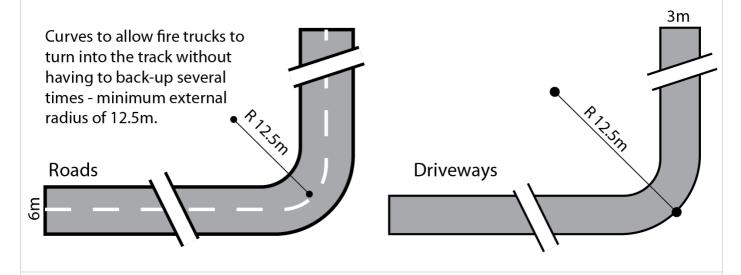


Figure 3 - Full Circle Turning Area

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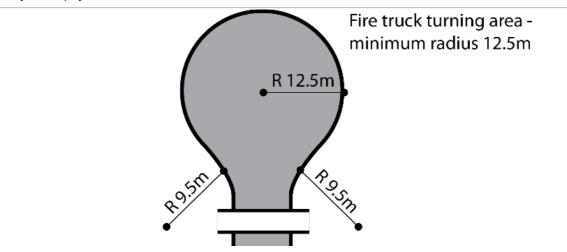
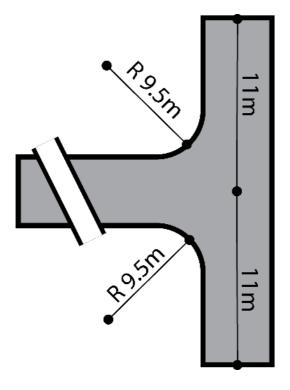


Figure 4 - 'T' or 'Y' Shaped Turning Head



"T" shaped turning area for fire trucks to reverse into so they can turn around

- minimum length 11m.

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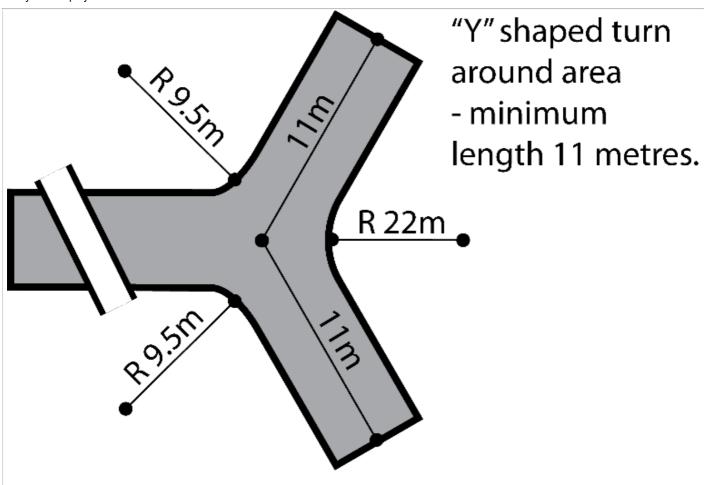
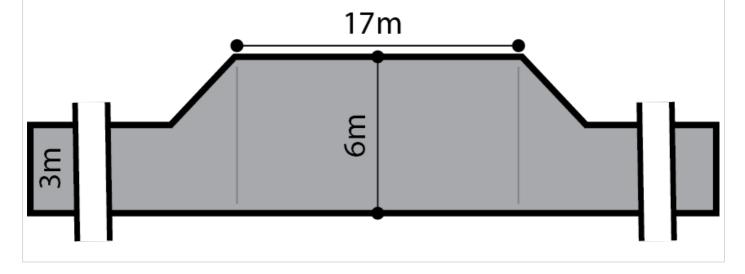


Figure 5 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

**Assessment Provisions (AP)** 

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# **Desired Outcome**

DO 1

Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Water	Quality	
PO 1.1	DTS/DPF 1.1	
Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.	None are applicable.	
PO 1.2	DTS/DPF 1.2	
Development does not include land uses that have the potential to cause adverse impacts on the quality of water draining into secondary public water supply reservoirs and weirs.	Development does not involve any one or combination of the following:  (a) landfill  (b) special industry.	
Wastewater		
PO 2.1	DTS/DPF 2.1	
Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within secondary reservoir and weir catchment areas.	Development including alterations and additions, in combination with existing built form and activities within an allotment:  (a) do not generate a combined total of more than 1500 litres of wastewater per day and  (b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards	
	or is otherwise connected to a sewer or community wastewater management system.	
PO 2.2	DTS/DPF 2.2	
Dairy development is of a scale and design that will avoid adverse water quality impacts.	Dairy development satisfies all of the following:	
	(a) is located at least 100 metres from any watercourse, dam, bore or well	
	<ul> <li>(b) is connected to a wastewater management system that is located 200 metres from any watercourse, dam, bore or well and is designed and constructed to avoid leakage to groundwater or overflow under extreme rainfall conditions</li> <li>(c) treated wastewater irrigation areas:         <ul> <li>(i) have a slope of less than 1-in-5 (20 percent)</li> <li>(ii) are greater than 100 metres from any</li> </ul> </li> </ul>	

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watercourse, dam, bore or well are suitable to provide for seasonal wastewater irrigation without causing pollution of surface or groundwater. PO 2.3 DTS/DPF 2.3 Development that generates trade or industrial wastewater is of a Development that generates trade or industrial wastewater with a peak biological oxygen demand (BOD) of greater than 100 scale and design to ensure wastewater is managed to avoid adverse water quality impacts is of a scale and design that will avoid adverse milligrams per litre satisfies the following: water quality impacts. disposes of all wastewater to a sewerage or community wastewater management system, (b) operates at a scale that generates less than 5 million litres of wastewater per year, and is located greater than 300 metres from a watercourse, dam, bore or well, except where a spill retention basin is constructed, in which case, the minimum setback to a watercourse, dam, bore or well is 50 metres, and (ii) a development that incorporates a spill retention basin(s) for the purpose of reducing the setback to a watercourse, dam, bore or well, has basins designed and located: A. to minimise the risk of spills entering a downgradient watercourse, dam, bore of in close proximity to wine making, wine storage and wastewater treatment facilities to capture 120% of the maximum aggregate volume of liquid raw materials, product and untreated wastewater which can be contained or produced at any one time during the peak of operation D. to be impervious; and E. to minimise the interception of any natural or artificial stormwater flow. PO 2.4 DTS/DPF 2.4 Wastewater management systems result in a neutral or beneficial Development results in: effect on the quality of water draining from the site. a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards (b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards. PO 2.5 DTS/DPF 2.5 Surface and groundwater protected from wastewater discharge All components of an effluent disposal area are: pollution. (a) setback 50 metres or more from a watercourse (b) setback 100 metres of more from a public water supply reservoir

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1	1 ()
	<ul> <li>(c) located on land with a slope no greater than 1-in-5 (20%)</li> <li>(d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table</li> </ul>
	(e) above the 10% AEP flood level.
Storr	mwater
PO 3.1	DTS/DPF 3.1
Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.	None are applicable.
PO 3.2	DTS/DPF 3.2
Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.	None are applicable.
PO 3.3	DTS/DPF 3.3
Polluted stormwater is treated prior to discharge from the site.	None are applicable.
PO 3.4	DTS/DPF 3.4
Stormwater from carports, verandahs, outbuildings and agricultural	Development includes:
buildings captured to protect water quality.	<ul> <li>(a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or</li> <li>(b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m<sup>2</sup>.</li> </ul>
PO 3.5	DTS/DPF 3.5
Stormwater from dwelling additions captured to protect water quality.	Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.
PO 3.6	DTS/DPF 3.6
Stormwater from shops and tourist accommodation is managed to protect water quality.	Shops and tourist accommodation satisfy all the following:
protect reals quality.	(a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores
	(b) are located 100m or more from public water supply reservoirs and diversion weirs
	(c) are located on land with a slope not exceeding 20%
	<ul> <li>includes buildings connected to rainwater tanks with a minimum capacity of 1,000L</li> </ul>
	(e) includes swales that divert clean stormwater away from areas where it could be polluted.
PO 3.7	DTS/DPF 3.7
Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality.	Horse keeping and low intensity animal husbandry satisfy all the following:
	(a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores
	<ul> <li>(b) is located on land with a slope not exceeding 10%</li> <li>(c) includes stables, shelters or other roofed structures connected to rainwater tanks with a minimum capacity of 1,000L</li> </ul>
	(d) includes swales that divert clean stormwater away from

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	areas (including yards, manure storage areas, and watering points) within which it could be polluted.
PO 3.8	DTS/DPF 3.8
Stormwater from horticulture is managed to protect water quality.	Horticulture satisfies all the following:
	(a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores
	(b) is located 100m or more from public water supply reservoirs and diversion weirs
	(c) is located on land with a slope not exceeding 10%
	(d) includes swales or other structures that divert clean stormwater away from areas (including plant growing areas, chemical storage areas and plant waste storage areas) within which it could be polluted.
PO 3.9	DTS/DPF 3.9
Stormwater from excavated and filled areas is managed to protect water quality.	Excavation and/or filling satisfy all the following:
 	(a) is located 50m or more from watercourses
	(b) is located 100m or more from public water supply reservoirs and diversion weirs
	(c) does not involve excavation exceeding a vertical height of 0.75m
	<ul> <li>(d) does not involve filling exceeding a vertical height of 0.75m</li> <li>(e) does not involve a total combined excavation and filling vertical height of 1.5m.</li> </ul>
Landscapes and	d Natural Features
PO 4.1	DTS/DPF 4.1
Development minimises the need to modify landscapes and natural features.	None are applicable.
Land	Division
PO 5.1	DTS/DPF 5.1
Land division does not result in an increased risk of pollution to surface or underground water.	Land division does not create additional allotments and satisfies (a) and/or (b):
	(a) is for realignment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures or
	<ul> <li>(b) is for realignment of allotment boundaries in order to improve management of the land for primary production and/or conservation of natural features.</li> </ul>
PO 5.2	DTS/DPF 5.2
Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system where no such potential currently exists.	None are applicable.

#### **Procedural Matters (PM)**

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

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(General) Regulations 2017.

	Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
not con	the following classes of development that are nnected (or not proposed to be connected) to munity wastewater management system or age infrastructure:	Environment Protection Authority.	To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral or beneficial impact on	Development of a class to which Schedule 9 clause 3 item
(a)	land division creating one or more additional allotments, either partly or wholly within the area of the overlay		water quality.	9 of the Planning, Development
(b)	function centre with more than 75 seats for customer dining purposes			and Infrastructure
(c)	restaurant with more than 40 seats for customer dining purposes			(General)
(d)	restaurant with more than 30 seats for customer dining purposes in association with a cellar door			Regulations 2017 applies.
(e)	dwelling where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation on the same allotment)			
(f)	tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment)			
(g)	workers' accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment)			
(h)	any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day)			
activity capaci	osting works (excluding a prescribed approved			
treatm manag works the ca than 2	water treatment works - being sewage ent works, a community wastewater gement system, winery wastewater treatment or any other wastewater treatment works with pacity to treat, during a 12 month period more .5 ML of wastewater (EPA Licence required at han 5ML)			
Feedlo	ots - being carrying on an operation for holding			

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in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding

Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units (EPA Licence required at 650 or more standard pig units)

Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time.

#### **Native Vegetation Overlay**

#### **Assessment Provisions (AP)**

	Desired Outcome		
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.		

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

# **Performance Outcome**

# Deemed-to-Satisfy Criteria / Designated Performance Feature

**Environmental Protection** 

PO 1.1

Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.

DTS/DPF 1.1

An application is accompanied by:

- (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:
  - (i) in connection with a relevant access point and / or driveway
  - (ii) within 10m of a building (other than a residential building or tourist accommodation)
  - (iii) within 20m of a dwelling or addition to an existing

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dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'. PO 1.2 DTS/DPF 1.2 Native vegetation clearance in association with development avoids None are applicable. the following: (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared native vegetation that is growing in, or in association with, a wetland environment. PO 1.3 DTS/DPF 1.3 Intensive animal husbandry and agricultural activities are sited, set Development within 500 metres of a boundary of a State Significant back and designed to minimise impacts on native vegetation, Native Vegetation Area does not involve any of the following: including impacts on native vegetation in an adjacent State (a) horticulture Significant Native Vegetation Area, from: (b) intensive animal husbandry (a) the spread of pest plants and phytophthora (c) (b) the spread of non-indigenous plants species (d) commercial forestry (c) excessive nutrient loading of the soil or loading arising (e) aquaculture. from surface water runoff (d) soil compaction (e) chemical spray drift. PO 1.4 DTS/DPF 1.4 Development restores and enhances biodiversity and habitat values None are applicable. through revegetation using locally indigenous plant species. Land division PO 2.1 DTS/DPF 2.1 Land division does not result in the fragmentation of land containing Land division where: native vegetation, or necessitate the clearance of native vegetation, (a) an application is accompanied by one of the following: unless such clearance is considered minor, taking into account the (i) a declaration stating that none of the allotments in location of allotment boundaries, access ways, fire breaks, the proposed plan of division contain native boundary fencing and potential building siting or the like. vegetation under the Native Vegetation Act 1991 (ii) a declaration stating that no native vegetation clearance under the Native Vegetation Act 1991 will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations

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2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance'

(b) an application for land division which is being considered

concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur
or
(c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the Heritage Places Act 1993.

#### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'.	Native Vegetation Council	To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.	Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

# **Prescribed Water Resources Area Overlay**

#### **Assessment Provisions (AP)**

	Desired Outcome
DO 1	Sustainable water use in prescribed surface water resources areas maintains the health and natural flow paths of water courses.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1	DTS/DPF 1.1
All development, but in particular development involving any of the following:	Development satisfies either of the following:  (a) the applicant has a current water licence in which

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	horticulture activities requiring irrigation aquaculture industry intensive animal husbandry commercial forestry awful, sustainable and reliable water supply that does not andue strain on water resources in prescribed surface water	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 whice a licence would be required under the Landscape South Australia Act 2019.
PO 1.2		DTS/DPF 1.2
enlarge collect of manner	pment comprising the erection, construction, modification, ement or removal of a dam, wall or other structure that will or divert surface water flowing over land is undertaken in a r that maintains the quality and quantity of flows required to be needs of the environment as well as downstream users.	None are applicable.

#### **Procedural Matters (PM) - Referrals**

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that comprises the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts surface water flowing over land.	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:  (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry  Commercial forestry that requires a forest water licence under Part 8 Division 6 of the Landscape South Australia Act 2019.	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 and maintains the health and natural flow paths of water resources.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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# Regulated and Significant Tree Overlay

# **Assessment Provisions (AP)**

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 Retenti	on and Health
PO 1.1		DTS/DPF 1.1
Regulat	ed trees are retained where they:	None are applicable.
(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.	
PO 1.2		DTS/DPF 1.2
Significa	ant trees are retained where they:	None are applicable.
(a)	make an important contribution to the character or amenity of the local area	
(b)	are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species	
(c)	represent an important habitat for native fauna	
(d)	are part of a wildlife corridor of a remnant area of native vegetation	
(e)	are important to the maintenance of biodiversity in the local environment and / or	
(f)	form a notable visual element to the landscape of the local area.	
PO 1.3		DTS/DPF 1.3
	amaging activity not in connection with other development (a) and (b):	None are applicable.
(a)	tree damaging activity is only undertaken to:  (i) remove a diseased tree where its life expectancy is short	

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- (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
- 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:

 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.

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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

# **Traffic Generating Development Overlay**

#### **Assessment Provisions (AP)**

	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 Generati	ng 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) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.
PO 1.2	DTS/DPF 1.2
Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development:
	(a) land division creating 50 or more additional allotments

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	(b) commercial development with a gross floor area of 10,000m2 or more
	(c) retail development with a gross floor area of 2,000m2 or more
	(d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more
	(e) industry with a gross floor area of 20,000m2 or more
	(f) educational facilities with a capacity of 250 students or more.
PO 1.3	DTS/DPF 1.3
Sufficient accessible on-site queuing provided to meet the needs of	Access is obtained directly from a State Maintained Road where it
the development so that queues do not impact on the State  Maintained Road network.	involves any of the following types of development:
	(a) land division creating 50 or more additional allotments
	(b) commercial development with a gross floor area of 10,000m2 or more
	(c) retail development with a gross floor area of 2,000m2 or more
	(d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more
	(e) industry with a gross floor area of 20,000m2 or more
	(f) educational facilities with a capacity of 250 students or more.

#### **Procedural Matters (PM) - Referrals**

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:  (a) land division creating 50 or more additional allotments  (b) commercial development with a gross floor area of 10,000m² or more  (c) retail development with a gross floor area of 2,000m² or more  (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more  (e) industry with a gross floor area of 20,000m² or more  (f) educational facilities with a capacity of 250 students or more.	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

# Part 4 - General Development Policies

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#### **Advertisements**

#### **Assessment Provisions (AP)**

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 DTS/DPF 1.1 Advertisements are compatible and integrated with the design of the Advertisements attached to a building satisfy all of the following: building and/or land they are located on. (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: do not have any part rising above parapet height B. are not attached to the roof of the building where they are not flush with a wall: if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure if attached to a two-storey building: has no part located above the finished floor level of the second storey of the building В. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height

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, , ,	
	(iii) are not attached to the roof of the building.
	(g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure
	(h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building
	(i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2	DTS/DPF 1.2
Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	Where development comprises an advertising hoarding, the supporting structure is:
	(a) concealed by the associated advertisement and decorative detailing or
	(b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3	DTS/DPF 1.3
Advertising does not encroach on public land or the land of an adjacent allotment.	Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4	DTS/DPF 1.4
Where possible, advertisements on public land are integrated with existing structures and infrastructure.	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	DTS/DPF 1.5
Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	None are applicable.
Proliferation of	Advertisements
PO 2.1	DTS/DPF 2.1
Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	No more than one freestanding advertisement is displayed per occupancy.
PO 2.2	DTS/DPF 2.2
Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3	DTS/DPF 2.3
Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	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.

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Advertising Content		
PO 3.1  Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1  Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.	
Amenity	/ Impacts	
PO 4.1  Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1  Advertisements do not incorporate any illumination.	
Sa	fety	
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.  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.	(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  Corner Cut-Off Area  Allotment Boundary  Road Reserve  DTS/DPF 5.4	
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:	

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	<ul> <li>(a) 110 km/h road - 14m</li> <li>(b) 100 km/h road - 13m</li> <li>(c) 90 km/h road - 10m</li> <li>(d) 70 or 80 km/h road - 8.5m.</li> </ul>
PO 5.6	DTS/DPF 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.	Advertising:  (a) is not illuminated  (b) does not incorporate a moving or changing display or message  (c) does not incorporate a flashing light(s).

# **Animal Keeping and Horse Keeping**

# **Assessment Provisions (AP)**

Desired Outcome		
DO 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 ar	nd Design
PO 1.1	DTS/DPF 1.1
Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	None are applicable.
PO 1.2	DTS/DPF 1.2
Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	None are applicable.
Horse	Keeping
PO 2.1	DTS/DPF 2.1
Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	None are applicable.
PO 2.2	DTS/DPF 2.2

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Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	Stables, horse shelters and associated yards are sited in accordance with all of the following:  (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership  (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3	DTS/DPF 2.3
All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4	DTS/DPF 2.4
To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5	DTS/DPF 2.5
Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kei	nnels
PO 3.1	DTS/DPF 3.1
Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	The floors of kennels satisfy all of the following:  (a) are constructed of impervious concrete  (b) are designed to be self-draining when washed down.
PO 3.2	DTS/DPF 3.2
Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:	Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
(a) adopting appropriate separation distances     (b) orientating openings away from sensitive receivers.	
PO 3.3	DTS/DPF 3.3
Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	Kennels are sited in association with a permanent dwelling on the land.
Wa	astes
PO 4.1	DTS/DPF 4.1
Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	None are applicable.
PO 4.2	DTS/DPF 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.	Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

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# Aquaculture

# **Assessment Provisions (AP)**

Desired Outcome		
	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	DTS/DPF 1.1
Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	Land-based aquaculture and associated components are located to satisfy all of the following:  (a) 200m or more from a sensitive receiver in other ownership  (b) 500m or more from the boundary of a zone primarily
PO 1.2	intended to accommodate sensitive receivers.  DTS/DPF 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.	None are applicable.
PO 1.3	DTS/DPF 1.3
Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	None are applicable.
PO 1.4	DTS/DPF 1.4
Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	None are applicable.
PO 1.5	DTS/DPF 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.	None are applicable.
PO 1.6	DTS/DPF 1.6

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Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	None are applicable.
PO 1.7	DTS/DPF 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.	None are applicable.
Marine Bas	sed Aquaculture
PO 2.1	DTS/DPF 2.1
Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:	None are applicable.
<ul> <li>(a) creeks and estuaries</li> <li>(b) wetlands</li> <li>(c) significant seagrass and mangrove communities</li> <li>(d) marine habitats and ecosystems.</li> </ul>	
PO 2.2	DTS/DPF 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.	None are applicable.
PO 2.3	DTS/DPF 2.3
Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	None are applicable.
PO 2.4	DTS/DPF 2.4
Marine aquaculture (other than inter-tidal aquaculture) is located at appropriate distance seaward of the high water mark.	Marine aquaculture development is located 100m or more seaward of the high water mark.
PO 2.5	DTS/DPF 2.5
Marine aquaculture is sited and designed to not obstruct or interfer with:	None are applicable.
(a) areas of high public use	
<ul> <li>(b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports</li> </ul>	
(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	DTS/DPF 2.6
Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	None are applicable.
PO 2.7	DTS/DPF 2.7
Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:	None are applicable.

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(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.	
PO 2.8		DTS/DPF 2.8
establis	, launching and maintenance facilities utilise existing hed roads, tracks, ramps and paths to or from the sea cossible to minimise environmental and amenity impacts.	None are applicable.
PO 2.9		DTS/DPF 2.9
commo	launching and maintenance facilities are developed as n user facilities and are co-located where practicable to adverse impacts on coastal areas.	None are applicable.
PO 2.10		DTS/DPF 2.10
protect	aquaculture is sited to minimise potential impacts on, and to the integrity of, reserves under the <i>National Parks and Act 1972</i> .	Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act</i> 1972.
PO 2.11		DTS/DPF 2.11
	e storage, cooling and processing facilities do not impair the e and its visual amenity by:	None are applicable.
(a)	being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape	
(b)	making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable	
(c)	incorporating appropriate waste treatment and disposal.	
	Navigation	and Safety
PO 3.1		DTS/DPF 3.1
	aquaculture sites are suitably marked to maintain onal safety.	None are applicable.
PO 3.2		DTS/DPF 3.2
	aquaculture is sited to provide adequate separation between or safe navigation.	None are applicable.
	Environmenta	I Management
PO 4.1		DTS/DPF 4.1
wildlife,	aquaculture is maintained to prevent hazards to people and including breeding grounds and habitats of native marine als and terrestrial fauna, especially migratory species.	None are applicable.

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PO 4.2	DTS/DPF 4.2
Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	None are applicable.
PO 4.3	DTS/DPF 4.3
Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	None are applicable.
PO 4.4	DTS/DPF 4.4
Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	None are applicable.

# **Beverage Production in Rural Areas**

# **Assessment Provisions (AP)**

Desired Outcome		
DO 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 a	nd Noise
PO 1.1	DTS/DPF 1.1
Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	None are applicable.
PO 1.2	DTS/DPF 1.2
Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	None are applicable.
PO 1.3	DTS/DPF 1.3
Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	None are applicable.

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PO 1.4	DTS/DPF 1.4
Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	Brew kettles are fitted with a vapour condenser.
PO 1.5	DTS/DPF 1.5
Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Wate	r Quality
PO 2.1	DTS/DPF 2.1
Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2	DTS/DPF 2.2
The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	None are applicable.
PO 2.3	DTS/DPF 2.3
Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	None are applicable.
PO 2.4	DTS/DPF 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.	None are applicable.
Wastewa	ter Irrigation
PO 3.1	DTS/DPF 3.1
Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	None are applicable.
PO 3.2	DTS/DPF 3.2
Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3	DTS/DPF 3.3
Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as:	None are applicable.
(a) waterlogged areas	
(b) land within 50m of a creek, swamp or domestic or stock water bore	
(c) land subject to flooding	
<ul><li>(d) steeply sloping land</li><li>(e) rocky or highly permeable soil overlaying an unconfined aquifer.</li></ul>	

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#### **Bulk Handling and Storage Facilities**

#### **Assessment Provisions (AP)**

# 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

DTS/DPF 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.

None are applicable.

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,,		
PO 2.2	DTS/DPF 2.2	
Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	None are applicable.	
Access and Parking		
PO 3.1	DTS/DPF 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.	Roadways and vehicle parking areas are sealed with an all-weather surface.	
Slipways, Wharves and Pontoons		
PO 4.1	DTS/DPF 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.	None are applicable.	

# **Clearance from Overhead Powerlines**

### **Assessment Provisions (AP)**

Desired Outcome		
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.	

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.	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)**

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# 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 Outcome**

# Deemed-to-Satisfy Criteria / Designated Performance Feature

	reature		
All development			
External Appearance			
PO 1.1	DTS/DPF 1.1		
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.		
PO 1.2	DTS/DPF 1.2		
Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	None are applicable.		
PO 1.3	DTS/DPF 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.	None are applicable.		
PO 1.4	DTS/DPF 1.4		
Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:  (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	Development does not incorporate any structures that protrude beyond the roofline.		
adjacent sensitive land uses.	DT0/DD5 4.5		
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	DTS/DPF 1.5  None are applicable.		

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fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.		
Safety		
PO 2.1	DTS/DPF 2.1	
Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	None are applicable.	
PO 2.2	DTS/DPF 2.2	
Development is designed to differentiate public, communal and private areas.	None are applicable.	
PO 2.3	DTS/DPF 2.3	
Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	None are applicable.	
PO 2.4	DTS/DPF 2.4	
Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	None are applicable.	
PO 2.5	DTS/DPF 2.5	
Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	None are applicable.	
the inside of the building at hight.		
	caping	
	caping DTS/DPF 3.1	
Lands		
PO 3.1	DTS/DPF 3.1	
PO 3.1  Soft landscaping and tree planting is incorporated to:  (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes	DTS/DPF 3.1	
PO 3.1  Soft landscaping and tree planting is incorporated to:  (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1  None are applicable.	
PO 3.1  Soft landscaping and tree planting is incorporated to:  (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.  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.  Environmental	DTS/DPF 3.1  None are applicable.  DTS/DPF 3.2	
PO 3.1  Soft landscaping and tree planting is incorporated to:  (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.  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 3.1  None are applicable.  DTS/DPF 3.2  None are applicable.	
PO 3.1  Soft landscaping and tree planting is incorporated to:  (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.  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.  Environmental PO 4.1  Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable	DTS/DPF 3.1  None are applicable.  DTS/DPF 3.2  None are applicable.  I Performance  DTS/DPF 4.1	

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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 Sen	sitive Design
PO 5.1	DTS/DPF 5.1
Development is sited and designed to maintain natural hydrological systems without negatively impacting:	None are applicable.
<ul> <li>the quantity and quality of surface water and groundwater</li> <li>the depth and directional flow of surface water and groundwater</li> <li>the quality and function of natural springs.</li> </ul>	
On-site Waste T	reatment 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	ı Appearance
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.	None are applicable.
PO 7.2  Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2  None are applicable.
PO 7.3  Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3  None are applicable.
PO 7.4	DTS/DPF 7.4

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Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	None are applicable.
PO 7.5	DTS/DPF 7.5
Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	None are applicable.
PO 7.6	DTS/DPF 7.6
Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	None are applicable.
PO 7.7	DTS/DPF 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.	None are applicable.
Earthworks at	nd sloping land
PO 8.1	DTS/DPF 8.1
Development, including any associated driveways and access	Development does not involve any of the following:
tracks, minimises the need for earthworks to limit disturbance to natural topography.	(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	DTS/DPF 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).	Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):
,	(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway
	(b) are constructed with an all-weather trafficable surface.
PO 8.3	DTS/DPF 8.3
Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	None are applicable.
do not contribute to the instability of embankments and cuttings	
(b) provide level transition areas for the safe movement of people and goods to and from the development	
(c) are designed to integrate with the natural topography of the land.	
PO 8.4	DTS/DPF 8.4
Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	None are applicable.
PO 8.5	DTS/DPF 8.5
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Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.

None are applicable.

#### Fences and Walls

#### PO 9.1

DTS/DPF 9.1

Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.

None are applicable.

#### PO 9.2

DTS/DPF 9.2

Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.

A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.

#### Overlooking / Visual Privacy (in building 3 storeys or less)

#### PO 10.1

DTS/DPF 10.1

Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.

Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:

- (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm
- (b) have sill heights greater than or equal to 1.5m above finished floor level
- (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.

#### PO 10.2

DTS/DPF 10.2

Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses. One of the following is satisfied:

- (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or
- (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:
  - 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

DTS/DPF 11.1

Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. Each dwelling with a frontage to a public street:

(a) includes at least one window facing the primary street from

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PO 11.2  Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.  Outlook a  PO 12.1  Living rooms have an external outlook to provide a high standard of amenity for occupants.	a habitable room that has a minimum internal room dimension of 2.4m  (b) has an aggregate window area of at least 2m² facing the primary street.  DTS/DPF 11.2  Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.  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.	
PO 13.1  Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1  Ancillary buildings:  (a) are ancillary to a dwelling erected on the same site  (b) have a floor area not exceeding 60m2  (c) are not constructed, added to or altered so that any part is situated:  (i) in front of any part of the building line of the dwelling to which it is ancillary or  (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)  (d) in the case of a garage or carport, the garage or carport:  (i) is set back at least 5.5m from the boundary of the primary street  (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:  A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser  B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width  (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:  (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and  (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser	

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#### 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
- (i) have a roof height where no part of the roof is more than 5m above the natural ground level
- 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 <sup>2</sup> )	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 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
- (b) located at least 12m from the nearest habitable room located on an adjoining allotment.

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# PO 14.1 Garage appearance PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling. (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

#### 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

street.

#### 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:
    - 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 to1.5m above finished floor level or
    - C. incorporate screening to a height of 1.5m above finished floor level
  - (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:
    - A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land

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Policy24 - Enquiry В 1.7m above finished floor level in all other cases. Private Open Space PO 17.1 **DTS/DPF 17.1** Dwellings are provided with suitable sized areas of usable private Private open space is provided in accordance with Design Table 1 open space to meet the needs of occupants. Private Open Space. Water Sensitive Design **DTS/DPF 18.1** PO 18.1 Residential development creating a common driveway / access Residential development creating a common driveway / access that includes stormwater management systems that minimise the services 5 or more dwellings achieves the following stormwater discharge of sediment, suspended solids, organic matter, nutrients, runoff outcomes: bacteria, litter and other contaminants to the stormwater system, 80 per cent reduction in average annual total suspended watercourses or other water bodies. (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen. PO 18.2 **DTS/DPF 18.2** Residential development creating a common driveway / access Development creating a common driveway / access that services 5 includes a stormwater management system designed to mitigate or more dwellings: peak flows and manage the rate and duration of stormwater maintains the pre-development peak flow rate from the site discharges from the site to ensure that the development does not based upon a 0.35 runoff coefficient for the 18.1% AEP increase the peak flows in downstream systems. 30-minute storm and the stormwater runoff time to peak is not increased 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 **DTS/DPF 19.1** Enclosed parking spaces are of a size and dimensions to be Residential car parking spaces enclosed by fencing, walls or other functional, accessible and convenient. 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 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 minimum garage door width of 2.4m per space.

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**DTS/DPF 19.2** 

PO 19.2

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Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	Uncovered car parking spaces have:  (a) a minimum length of 5.4m  (b) a minimum width of 2.4m  (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m	
PO 19.3	DTS/DPF 19.3	
Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and onstreet parking.	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	DTS/DPF 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.	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	DTS/DPF 19.5	
Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	Driveways are designed and sited so that:  (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average  (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site	
PO 19.6	DTS/DPF 19.6	
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:	
	<ul> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can</li> </ul>	
	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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Waste	storage	
20.1 DTS/DPF 20.1		
rovision is made for the adequate and convenient storage of waste None are applicable.		
bins in a location screened from public view.		
Design of Transp	oortable Dwellings	
PO 21.1	DTS/DPF 21.1	
The sub-floor space beneath transportable buildings is enclosed to	Buildings satisfy (a) or (b):	
give the appearance of a permanent structure.	(a) are not transportable	
	or	
		een the building and ground level
	is clad in a material and	finish consistent with the building.
Group dwelling, residential flat but	I Idings and battle-axe development	
	enity	
PO 22.1	DTS/DPF 22.1	
Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	Dwellings have a minimum intern the following table:	al floor area in accordance with
	Number of bedrooms	Minimum internal floor area
	Studio	35m <sup>2</sup>
	1 bedroom	50m <sup>2</sup>
	2 bedroom	65m <sup>2</sup>
	3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom
PO 22.2	DTS/DPF 22.2	
The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	None are applicable.	
PO 22.3	DTS/DPF 22.3	
Development maximises the number of dwellings that face public	None are applicable.	
open space and public streets and limits dwellings oriented towards adjoining properties.	топо аго арриоавто.	
PO 22.4	DTS/DPF 22.4	
Battle-axe development is appropriately sited and designed to	Dwelling sites/allotments are not i	n the form of a battle-axe
respond to the existing neighbourhood context.	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	DTS/DPF 23.2
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3	DTS/DPF 23.3
Communal open space is designed and sited to:	None are applicable.
(a) be conveniently accessed by the dwellings which it services	
(b) have regard to acoustic, safety, security and wind effects.	
PO 23.4	DTS/DPF 23.4
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
PO 23.5	DTS/DPF 23.5
Communal open space is designed and sited to:	None are applicable.
in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings     in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	
Carparking, access	and manoeuvrability
PO 24.1	DTS/DPF 24.1
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available directly adjacent the site, on- street parking is retained adjacent the subject site in accordance with the following requirements:
	(a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number)
	,
	(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly
	<ul> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(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.</li> </ul>
PO 24.2	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
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.	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.
The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively	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.  DTS/DPF 24.2  Access to group dwellings or dwellings within a residential flat
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.	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.  DTS/DPF 24.2  Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.

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	(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4	DTS/DPF 24.4
Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5	DTS/DPF 24.5
Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6	DTS/DPF 24.6
Dwellings are adequately separated from common driveways and manoeuvring areas.	Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Lan	dscaping
PO 25.1	DTS/DPF 25.1
Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2	DTS/DPF 25.2
Soft landscaping is provided that improves the appearance of common driveways.	Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities /	Waste Storage
PO 26.1	DTS/DPF 26.1
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.
PO 26.2	DTS/DPF 26.2
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 26.3	DTS/DPF 26.3
Provision is made for suitable household waste and recyclable material storage facilities which are:	None are applicable.
<ul> <li>(a) located away, or screened, from public view, and</li> <li>(b) conveniently located in proximity to dwellings and the waste collection point.</li> </ul>	
•	
PO 26.4	DTS/DPF 26.4

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PO 26.5	DTS/DPF 26.5	
Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	None are applicable.	
PO 26.6	DTS/DPF 26.6	
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.	
Supported accommodation and retirement facilities		
Siting and C	Configuration	
PO 27.1	DTS/DPF 27.1	
Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	None are applicable.	
Movement	and Access	
PO 28.1	DTS/DPF 28.1	
Development is designed to support safe and convenient access and movement for residents by providing:	None are applicable.	
<ul> <li>(a) ground-level access or lifted access to all units</li> <li>(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</li> <li>(c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability</li> <li>(d) kerb ramps at pedestrian crossing points.</li> </ul>		
Communal	Open Space	
PO 29.1	DTS/DPF 29.1	
Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	None are applicable.	
PO 29.2	DTS/DPF 29.2	
Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.	
PO 29.3	DTS/DPF 29.3	
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.	
PO 29.4	DTS/DPF 29.4	
Communal open space is designed and sited to:	None are applicable.	
(a) be conveniently accessed by the dwellings which it services		
(b) have regard to acoustic, safety, security and wind effects.		
PO 29.5	DTS/DPF 29.5	

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Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
PO 29.6	DTS/DPF 29.6
Communal open space is designed and sited to:	None are applicable.
in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings     in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	
Site Facilities /	Waste Storage
PO 30.1	DTS/DPF 30.1
Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	None are applicable.
PO 30.2	DTS/DPF 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.	None are applicable.
PO 30.3	DTS/DPF 28.3
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 30.4	DTS/DPF 30.4
Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	None are applicable.
PO 30.5	DTS/DPF 30.5
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6	DTS/DPF 30.6
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.
PO 30.7	DTS/DPF 30.7
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
All non-resident	ial development
Water Sens	itive Design
PO 31.1	DTS/DPF 31.1
Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	None are applicable.
PO 31.2	DTS/DPF 31.2

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Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.

coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme

a holding tank and its subsequent removal off-site

None are applicable.

### Wash-down and Waste Loading and Unloading PO 32.1 **DTS/DPF 32.1** Areas for activities including loading and unloading, storage of None are applicable. 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: a treatment device such as a sediment trap and

Table 1 - Private Open Space

on a regular basis.

(ii)

Dwelling Type	Minimum Rate
Dwelling (at ground level)	Total private open space area:  (a) Site area <301m2: 24m2 located behind the building line.  (b) Site area ≥ 301m2: 60m2 located behind the building line.  Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m.
Dwelling (above ground level)	Studio (no separate bedroom): 4m <sup>2</sup> with a minimum dimension 1.8m  One bedroom: 8m <sup>2</sup> with a minimum dimension 2.1m  Two bedroom dwelling: 11m <sup>2</sup> with a minimum dimension 2.4m  Three + bedroom dwelling: 15m <sup>2</sup> 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 <sup>2</sup> , which may be used as second car parking space, provided on each site intended for residential occupation.

# **Design in Urban Areas**

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# **Assessment Provisions (AP)**

Desired Outcome		
DO 1	Develo	pment 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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
DTS/DPF 42.2	All Development
None are applicable.	
External A	Appearance
PO 1.1	DTS/DPF 1.1
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.
PO 1.2	DTS/DPF 1.2
Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	None are applicable.
PO 1.3	DTS/DPF 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.	None are applicable.
PO 1.4	DTS/DPF 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:	Development does not incorporate any structures that protrude beyond the roofline.
positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces     screening rooftop plant and equipment from view	

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(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	
PO 1.5	DTS/DPF 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.	None are applicable.
Sa	fety
PO 2.1	DTS/DPF 2.1
Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	None are applicable.
PO 2.2	DTS/DPF 2.2
Development is designed to differentiate public, communal and private areas.	None are applicable.
PO 2.3	DTS/DPF 2.3
Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	None are applicable.
PO 2.4	DTS/DPF 2.4
Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	None are applicable.
PO 2.5	DTS/DPF 2.5
Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	None are applicable.
Lands	caping
PO 3.1	DTS/DPF 3.1
Soft landscaping and tree planting are incorporated to:	None are applicable.
(a) minimise heat absorption and reflection     (b) maximise shade and shelter     (c) maximise stormwater infiltration     (d) enhance the appearance of land and streetscapes.	
Environmenta	l Performance
PO 4.1	DTS/DPF 4.1
Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	None are applicable.
PO 4.2	DTS/DPF 4.2
Buildings are sited and designed to maximise passive environmental	None are applicable.

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performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.		
PO 4.3	DTS/DPF 4.3	
Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	None are applicable.	
Water Sen	sitive Design	
PO 5.1	DTS/DPF 5.1	
Development is sited and designed to maintain natural hydrological systems without negatively impacting:	None are applicable.	
(a) the quantity and quality of surface water and groundwater     (b) the depth and directional flow of surface water and groundwater     (c) the quality and function of natural springs.		
On site Waste T	reatment Systems	
PO 6.1	DTS/DPF 6.1	
Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	(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	gappearance	
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	DTS/DPF 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.	None are applicable.	
PO 7.3	DTS/DPF 7.3	
Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.	
PO 7.4	DTS/DPF 7.4	
<u>I</u>	I	

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Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	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	DTS/DPF 7.5
Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:  (a) 1m along all public road frontages and allotment boundaries  (b) 1m between double rows of car parking spaces.
PO 7.6	DTS/DPF 7.6
Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	None are applicable.
PO 7.7	DTS/DPF 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.	None are applicable.
Earthworks a	nd sloping land
PO 8.1	DTS/DPF 8.1
Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	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	DTS/DPF 8.2
Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):  (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway  (b) are constructed with an all-weather trafficable surface.
PO 8.3	DTS/DPF 8.3
Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	None are applicable.
(a) do not contribute to the instability of embankments and cuttings     (b) provide level transition areas for the safe movement of	
people and goods to and from the development  (c) are designed to integrate with the natural topography of the land.	
PO 8.4	DTS/DPF 8.4
Development on sloping land (with a gradient exceeding 1 in 8)	None are applicable.

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avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	
PO 8.5	DTS/DPF 8.5
Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	None are applicable.
Fences	and walls
PO 9.1	DTS/DPF 9.1
Fences, walls and retaining walls 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.	None are applicable.
PO 9.2	DTS/DPF 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.	A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Pr	ivacy (low rise buildings)
PO 10.1	DTS/DPF 10.1
Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses 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	DTS/DPF 10.2
Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential	One of the following is satisfied:
uses in neighbourhood type zones.	<ul> <li>(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</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul> <li>(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</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>
Site Facilities / Waste Storage (exclu	uding low rise residential development)
PO 11.1	DTS/DPF 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	None are applicable.

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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.	
PO 11.2	DTS/DPF 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.	None are applicable.
PO 11.3	DTS/DPF 11.3
Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	None are applicable.
PO 11.4	DTS/DPF 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.	None are applicable.
PO 11.5	DTS/DPF 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.	None are applicable.
All Development - Medium and High Rise	

receivery de appropriate.			
All Development - N	Medium and High Rise		
External /	Appearance		
PO 12.1	DTS/DPF 12.1		
Buildings positively contribute to the character of the local area by responding to local context.	None are applicable.		
PO 12.2	DTS/DPF 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.	None are applicable.		
PO 12.3	DTS/DPF 12.3		
Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	None are applicable.		
PO 12.4	DTS/DPF 12.4		
Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	None are applicable.		
PO 12.5	DTS/DPF 12.5		
External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	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	DTS/DPF 12.6		
Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	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		
	<ul><li>(d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.</li></ul>		

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## Policy24 - Enquiry PO 12.7 **DTS/DPF 12.7** Entrances to multi-storey buildings are safe, attractive, welcoming, Entrances to multi-storey buildings are: functional and contribute to streetscape character. (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 (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 designed to avoid the creation of potential areas of entrapment. PO 12.8 **DTS/DPF 12.8** Building services, plant and mechanical equipment are screened None are applicable. from the public realm. Landscaping PO 13.1 DTS/DPF 13.1 Development facing a street provides a well landscaped area that Buildings provide a 4m by 4m deep soil space in front of the contains a deep soil space to accommodate a tree of a species and building that accommodates a medium to large tree, except where size adequate to provide shade, contribute to tree canopy targets no building setback from front property boundaries is desired. and soften the appearance of buildings.

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 <sup>2</sup>	10 m <sup>2</sup>	1.5m	1 small tree / 10 m <sup>2</sup>
300-1500 m <sup>2</sup>	7% site area	3m	1 medium tree / 30 m <sup>2</sup>
>1500 m <sup>2</sup>	7% site area	6m	1 large or medium tree / 60 m <sup>2</sup>
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		

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Folicy24 - Eliquily		
	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	DTS/DPF 13.3	
Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	None are applicable.	
PO 13.4	DTS/DPF 13.4	
Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	•	
Enviror	nmental	
PO 14.1	DTS/DPF 14.1	
Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	None are app	olicable.
PO 14.2	DTS/DPF 14.2	
Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	None are app	olicable.
PO 14.3	DTS/DPF 14.3	
Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:	None are app	olicable.
(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.		
Car P	Parking	
PO 15.1	DTS/DPF 15.1	
Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	(a) prov	hicle parking structures within buildings:  ride land uses such as commercial, retail or other no parking uses along ground floor street frontages
	(b) inco	rporate facade treatments in building elevations facing major street frontages that are sufficiently enclose detailed to complement adjacent buildings.

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PO 15.2

DTS/DPF 15.2

Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale. None are applicable.

#### Overlooking/Visual Privacy

#### PO 16.1

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:

- 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<sup>2</sup> 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

**DTS/DPF 18.1** 

Living rooms have an external outlook to provide a high standard of amenity for occupants.

A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.

PO 18.2

DTS/DPF 18.2

Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.

None are applicable.

#### **Ancillary Development**

PO 19.1

DTS/DPF 19.1

Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings

Ancillary buildings:

(a) are ancillary to a dwelling erected on the same site

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on the site or neighbouring properties.

- (b) have a floor area not exceeding 60m2
- (c) are not constructed, added to or altered so that any part is situated:
  - in front of any part of the building line of the dwelling to which it is ancillary
  - (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:
  - 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
- (i) have a roof height where no part of the roof is more than 5m above the natural ground level
- 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 <sup>2</sup> )	Minimum percentage of site
<150	10%

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Folicy24 - Eriquity			
		150-200	15%
		201-450	20%
		>450	25%
	(ii)	the amount of existing so the development occurring	
PO 19.2	DTS/DPF 19.2		
Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking	Ancillary building	s and structures do not re	sult in:
requirements or result in over-development of the site.		ate open space than spec able 1 - Private Open Spac	
	(b) less on- Access Parking	site car parking than spec and Parking Table 1 - Ger Requirements or Table 2 ments in Designated Area	ified in Transport, neral Off-Street Car - Off-Street Car Parking
PO 19.3	DTS/DPF 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.	on the same site  (a) enclose least 5m	d in a solid acoustic struct n from the nearest habitabl	ure that is located at
	or (b) located	g allotment at least 12m from the near on an adjoining allotment.	est habitable room
Residential Devel	lopment - Low Rise		
External a	appearance		
PO 20.1	DTS/DPF 20.1		
Garaging is designed to not detract from the streetscape or appearance of a dwelling.	Garages and car	ports facing a street:	
	in front of the control of the contr		ine of the dwelling e boundary of the
	(d) have a c	garage door / opening widt garage door / opening widt frontage unless the dwellin levels at the building line f	th not exceeding 50% of ag has two or more
PO 20.2	DTS/DPF 20.2		
Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	within the building the following des	cludes at least 3 of the follog g elevation facing a primal ign features within the buil (other than a laneway) or	ry street, and at least 2 of ding elevation facing any
		um of 30% of the building	

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(b)

additional 300mm from the building line

a porch or portico projects at least 1m from the building

(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 DTS/DPF 20.3 The visual mass of larger buildings is reduced when viewed from None are applicable adjoining allotments or public streets. Private Open Space DTS/DPF 21.1 PO 21.1 Dwellings are provided with suitable sized areas of usable private Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space. open space to meet the needs of occupants. PO 21.2 DTS/DPF 21.2 Private open space is positioned to provide convenient access from Private open space is directly accessible from a habitable room. internal living areas. Landscaping PO 22.1 DTS/DPF 22.1 Soft landscaping is incorporated into development to: Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (a) minimise heat absorption and reflection (b): (b) contribute shade and shelter (a) a total area as determined by the following table: (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. Dwelling site area (or in the case Minimum of residential flat building or group percentage of dwelling(s), average site area) (m<sup>2</sup>) <150 10% 150-200 15% >200-450 20% >450 25% (b) at least 30% of any land between the primary street

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boundary and the primary building line.

	and manoeuvrability
PO 23.1	DTS/DPF 23.1
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):
	(a) single width 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	DTS/DPF 23.2
Uncovered car parking space are of dimensions to be functional, accessible and convenient.	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	DTS/DPF 23.3
Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	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	DTS/DPF 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.	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

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## 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. PO 23.5 DTS/DPF 23.5 Driveways are designed to enable safe and convenient vehicle Driveways are designed and sited so that: movements from the public road to on-site parking spaces. the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site PO 23.6 DTS/DPF 23.6 Driveways and access points are designed and distributed to Where on-street parking is available abutting the site's street optimise the provision of on-street visitor parking. 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 DTS/DPF 24.1 Provision is made for the convenient storage of waste bins in a Where dwellings abut both side boundaries a waste bin storage location screened from public view. area is provided behind the building line of each dwelling that: has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. Design of Transportable Buildings PO 25.1 DTS/DPF 25.1 The sub-floor space beneath transportable buildings is enclosed to Buildings satisfy (a) or (b): give the appearance of a permanent structure. (a) are not transportable

Residential Development - Medium and High Rise (including serviced apartments)

the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.

Outlook and Visual Privacy

PO 26.1	DTS/DPF 26.1
Ground level dwellings have a satisfactory short range visual outlook	Buildings:
to public, communal or private open space.	(a) provide a habitable room at ground or first level with a window facing toward the street
	(b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2	DTS/DPF 26.2
The visual privacy of ground level dwellings within multi-level buildings is protected.	The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private O	pen Space
PO 27.1	DTS/DPF 27.1
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity	in multi-level buildings
PO 28.1	DTS/DPF 28.1
Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2	DTS/DPF 28.2
Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:	Balconies utilise one or a combination of the following design elements:
(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.	<ul> <li>(a) sun screens</li> <li>(b) pergolas</li> <li>(c) louvres</li> <li>(d) green facades</li> <li>(e) openable walls.</li> </ul>
PO 28.3	DTS/DPF 28.3
Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4	DTS/DPF 28.4
Dwellings are provided with sufficient space for storage to meet likely occupant needs.	Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:
	(a) studio: not less than 6m <sup>3</sup>
	(b) 1 bedroom dwelling / apartment: not less than 8m <sup>3</sup>
	(c) 2 bedroom dwelling / apartment: not less than 10m <sup>3</sup>
	(d) 3+ bedroom dwelling / apartment: not less than 12m <sup>3</sup> .
PO 28.5	DTS/DPF 28.5

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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.  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.  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.	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.  DTS/DPF 28.6  None are applicable.  DTS/DPF 28.7  None are applicable.
Dwelling C	onfiguration
PO 29.1	DTS/DPF 29.1
Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	Buildings containing in excess of 10 dwellings provide at least one of each of the following:  (a) studio (where there is no separate bedroom)  (b) 1 bedroom dwelling / apartment with a floor area of at least 50m <sup>2</sup> (c) 2 bedroom dwelling / apartment with a floor area of at least 65m <sup>2</sup> (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m <sup>2</sup> , and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom.
PO 29.2	DTS/DPF 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.	None are applicable.
Commo	on Areas
PO 30.1	DTS/DPF 30.1
The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	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 B	uildings and Battle axe Development
	enity
PO 31.1	DTS/DPF 31.1
Dwellings are of a suitable size to provide a high standard of amenity for occupants.	Dwellings have a minimum internal floor area in accordance with the following table:
	T

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	Number of bedrooms	Minimum internal floor area	
	Studio	35m <sup>2</sup>	
	1 bedroom	50m <sup>2</sup>	
	2 bedroom	65m <sup>2</sup>	
	3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom	
PO 31.2	DTS/DPF 31.2		
The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	None are applicable.		
PO 31.3	DTS/DPF 31.3		
Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	None are applicable.		
PO 31.4	DTS/DPF 31.4		
Battle-axe development is appropriately sited and designed to	Dwelling sites/allotments are not in the form of a battle-axe		
respond to the existing neighbourhood context.	arrangement.  Open Space		
o o minuman	opo opass		
PO 32 1	DTS/DPF 32 1		
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.		
Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and			
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.	tes a minimum dimension of 5	
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.  PO 32.2  Communal open space is of sufficient size and dimensions to cater	None are applicable.  DTS/DPF 32.2  Communal open space incorporal metres.  DTS/DPF 32.3	tes a minimum dimension of 5	
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.  PO 32.2  Communal open space is of sufficient size and dimensions to cater for group recreation.	None are applicable.  DTS/DPF 32.2  Communal open space incorporal metres.	tes a minimum dimension of 5	
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.  PO 32.2  Communal open space is of sufficient size and dimensions to cater for group recreation.  PO 32.3	None are applicable.  DTS/DPF 32.2  Communal open space incorporal metres.  DTS/DPF 32.3	tes a minimum dimension of 5	
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Car parking, access	and manoeuvrability	
PO 33.1	DTS/DPF 33.1	
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available directly adjacent the site, on- street parking is retained adjacent the subject site in accordance with the following requirements:  (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number)  (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly  (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end	
PO 33.2  The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively	obstruction where the parking is indented.  DTS/DPF 33.2  Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.	
contribute to public safety and walkability.	DTC/DDF 22.2	
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	DTS/DPF 33.4	
Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to en and exit the garages or parking spaces in no more than a three-point turn manoeuvre.	
PO 33.5	DTS/DPF 33.5	
Dwellings are adequately separated from common driveways and manoeuvring areas.	Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.	
Soft lan	dscaping	
PO 34.1  Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	Other than where located directly in front of a garage or 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	

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	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	DTS/DPF 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.	None are applicable.		
PO 35.2	DTS/DPF 35.2		
Provision is made for suitable external clothes drying facilities.	None are applicable.		
PO 35.3	DTS/DPF 35.3		
Provision is made for suitable household waste and recyclable material storage facilities which are:	None are applicable.		
<ul> <li>(a) located away, or screened, from public view, and</li> <li>(b) conveniently located in proximity to dwellings and the waste collection point.</li> </ul>			
PO 35.4	DTS/DPF 35.4		
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.		
PO 35.5	DTS/DPF 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.	None are applicable.		
PO 35.6	DTS/DPF 35.6		
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.		
Water sensitive	e urban design		
PO 36.1	DTS/DPF 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.	None are applicable.		
PO 36.2	DTS/DPF 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.	None are applicable.		
Supported Accommodation and retirement facilities			

Supported Accommodation and retirement facilities

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Siting, Configuration and Design			
PO 37.1	DTS/DPF 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.	None are applicable.		
PO 37.2  Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2  None are applicable.		
Movement	and Access		
PO 38.1	DTS/DPF 38.1		
Development is designed to support safe and convenient access and movement for residents by providing:	None are applicable.		
<ul> <li>(a) ground-level access or lifted access to all units</li> <li>(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</li> <li>(c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability</li> <li>(d) kerb ramps at pedestrian crossing points.</li> </ul>			
Communal	Open Space		
PO 39.1	DTS/DPF 39.1		
Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	None are applicable.		
PO 39.2	DTS/DPF 39.2		
Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.		
PO 39.3	DTS/DPF 39.3		
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.		
PO 39.4	DTS/DPF 39.4		
Communal open space is designed and sited to:	None are applicable.		
<ul><li>(a) be conveniently accessed by the dwellings which it services</li><li>(b) have regard to acoustic, safety, security and wind effects.</li></ul>			
PO 30 5	DTS/DDE 30.5		
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	DTS/DPF 39.6		
Communal open space is designed and sited to:	None are applicable.		

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PO 41 1

- Policy24 Enquiry in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. Site Facilities / Waste Storage DTS/DPF 40.1 PO 40.1 Development is designed to provide storage areas for personal None are applicable. items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electricpowered vehicles. PO 40.2 DTS/DPF 40.2 Provision is made for suitable mailbox facilities close to the major None are applicable. pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. PO 40.3 **DTS/DPF 40.3** Provision is made for suitable external clothes drying facilities. None are applicable. PO 40.4 DTS/DPF 40.4 Provision is made for suitable household waste and recyclable None are applicable. material storage facilities conveniently located away, or screened, from view. PO 40.5 DTS/DPF 40.5 Waste and recyclable material storage areas are located away from Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. dwellings.
- PO 40.6 DTS/DPF 40.6 Provision is made for on-site waste collection where 10 or more None are applicable. bins are to be collected at any one time. PO 40.7 DTS/DPF 40.7

Services, including gas and water meters, are conveniently located None are applicable. and screened from public view.

Student accommodation is designed to provide safe, secure,

#### Student Accommodation

DTS/DPF 41.1

Student accommodation provides:

#### attractive, convenient and comfortable living conditions for (a) a range of living options to meet a variety of residents, including an internal layout and facilities that are accommodation needs, such as one-bedroom, twodesigned to provide sufficient space and amenity for the bedroom and disability access units requirements of student life and promote social interaction. (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying

- (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space
- common storage facilities at the rate of 8m<sup>3</sup> for every 2 dwellings or students

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Policy24	- Enquiry				
			(v (v		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 bicycle parking at the rate of one space for every 2 students.
PO 41.2			DTS/DPF 41.2		
the build	ding to a	nodation is designed to provide easy adaptation of ecommodate an alternative use of the building in the ger required for student housing.	None are applicable.		
		All non-resident	tial developmen	t	
		Water Sens	sitive Design		
PO 42.1					
solids, o	organic m ement sy	ely to result in risk of export of sediment, suspended natter, nutrients, oil and grease include stormwater stems designed to minimise pollutants entering			
DTS/DPF	42.1		PO 42.2		
None are applicable.		Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.			
PO 42.3			DTS/DPF 42.3		
peak flo	ows and r ges from	cludes stormwater management systems to mitigate manage the rate and duration of stormwater the site to ensure that development does not ows in downstream systems.	None are ap	plica	able.
		Wash-down and Waste	Loading and U	nload	ding
PO 43.1			DTS/DPF 43.1		
waste re	efuse bin own area	es including loading and unloading, storage of s in commercial and industrial development or as used for the cleaning of vehicles, plant or	None are ap	plica	able.
(a)	stormw	ed to contain all wastewater likely to pollute ater within a bunded and roofed area to exclude the external surface stormwater run-off			
(b)	paved v	with an impervious material to facilitate wastewater on			
(c)		cient size to prevent 'splash-out' or 'over-spray' of ater from the wash-down area			
(d)	are des	igned to drain wastewater to either:  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.			

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FUIICY24	Folicy24 - Enquiry			
	Laneway Development			
	Infrastructure and Access			
PO 44.1		DTS/DPF 44.1		
	oment with a primary street comprising a laneway, alley, ght of way or similar minor thoroughfare only occurs where:	Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.		
(a)	existing utility infrastructure and services are capable of accommodating the development			
(b)	the primary street can support access by emergency and regular service vehicles (such as waste collection)			
(c)	it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)			
(d)	safety of pedestrians or vehicle movement is maintained			
(e)	any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.			

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site	Minimum Rate
	Configuration	
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area:  (a) Site area <301m2: 24m2 located behind the building line.  (b) Site area ≥ 301m2: 60m2 located behind the building line.  Minimum directly accessible from a living room: 16m2 / 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 <sup>2</sup> , 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	Dwellings at ground level:	15m <sup>2</sup> / minimum dimension 3m
above ground level dwellings	Dwellings above ground level:	
	Studio (no separate bedroom)	4m <sup>2</sup> / minimum dimension 1.8m
	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m

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# **Forestry**

# **Assessment Provisions (AP)**

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Siting		
PO 1.1	DTS/DPF 1.1	
Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	None are applicable.	
PO 1.2	DTS/DPF 1.2	
Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).	
PO 1.3	DTS/DPF 1.3	
Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.	
PO 1.4	DTS/DPF 1.4	
Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .	
Water Protection		
PO 2.1	DTS/DPF 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.	None are applicable.	
PO 2.2	DTS/DPF 2.2	
Appropriate siting, layout and design measures are adopted to	Commercial forestry plantations:	

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minimise the impact of commercial forestry plantations on surface water resources.

- (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:

- 7m or more wide external boundary firebreaks for plantations of 40ha or less
- (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha
- (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.

#### PO 3.2

Commercial forestry plantations incorporate appropriate fire management access tracks.

# DTS/DPF 3.2

Commercial forestry plantation fire management access tracks:

- (a) are incorporated within all firebreaks
- (b) are 7m or more wide with a vertical clearance of 4m or more
- (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for firefighting 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

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66 kV	Pole	20m
Less than 66 kV	Pole	20m

## **Housing Renewal**

## **Assessment Provisions (AP)**

	Desired Outcome
DO 1	Renewed residential environments replace older social housing and provide new social housing infrastructure and other housing options and tenures to enhance the residential amenity of the local area.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Land Use and Intensity		
PO 1.1	DTS/DPF 1.1	
Residential development provides a range of housing choices.	Development comprises one or more of the following:  (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.	
PO 1.2	DTS/DPF 1.2	
Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	None are applicable.	
Building Height		
PO 2.1	DTS/DPF 2.1	
Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	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	DTS/DPF 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.	None are applicable.	

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Policy24 - Eriquity			
Primary Str	reet Setback		
PO 3.1	DTS/DPF 3.1		
Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.		
Secondary S	Street Setback		
PO 4.1	DTS/DPF 4.1		
Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.		
Bounda	ary Walls		
PO 5.1	DTS/DPF 5.1		
Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.  PO 5.2  Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary wall 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 of proposed boundary walls on the subject land.  DTS/DPF 5.2  Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.		
Side Bound	dary Setback		
PO 6.1	DTS/DPF 6.1		
Buildings are set back from side boundaries to provide:  (a) separation between dwellings in a way that contributes to a suburban character  (b) access to natural light and ventilation for neighbours.	Other than walls located on a side boundary, buildings are set bac from side boundaries:  (a) at least 900mm where the wall height is up to 3m  (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m  (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.		
Rear Bound	dary Setback		
PO 7.1	DTS/DPF 7.1		
Buildings are set back from rear boundaries to provide:	Dwellings are set back from the rear boundary:		
<ul><li>(a) separation between dwellings in a way that contributes to a suburban character</li><li>(b) access to natural light and ventilation for neighbours</li></ul>	<ul><li>(a) 3m or more for the first building level</li><li>(b) 5m or more for any subsequent building level.</li></ul>		

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(c) private open space	
(d) space for landscaping and vegetation.	
Ruildings els	evation design
PO 8.1	DTS/DPF 8.1
Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:  (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	DTS/DPF 8.2
Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	<ul> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m² facing the</li> </ul>
	primary street
PO 8.3	DTS/DPF 8.3
The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	None are applicable.
PO 8.4	DTS/DPF 8.4
Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	None are applicable.
PO 8.5	DTS/DPF 8.5
Entrances to multi-storey buildings are:	None are applicable.
<ul> <li>(a) oriented towards the street</li> <li>(b) visible and easily identifiable from the street</li> <li>(c) designed to include a common mail box structure.</li> </ul>	
Outlook a	and amenity
PO 9.1	DTS/DPF 9.1
Living rooms have an external outlook to provide a high standard of	A living room of a dwelling incorporates a window with an external

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amenity for occupants.	outlook towards the street frontage or private open space.		
PO 9.2	DTS/DPF 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.	None are applicable.		
Private O	pen Space		
PO 10.1	DTS/DPF 10.1		
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	Private open space is provided in accordance with the following table:		
	Dwelling Type	Dwelling / Site Configuration	Minimum Rate
	Dwelling (at ground level)		Total area: 24m <sup>2</sup> located behind the building line
			Minimum adjacent to a living room: 16m <sup>2</sup> with a minimum dimension 3m
	Dwelling (above ground level)	Studio	4m <sup>2</sup> / minimum dimension 1.8m
		One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
		Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
		Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m
PO 10.2	DTS/DPF 10.2		
Private open space positioned to provide convenient access from internal living areas.	At least 50% of the required area of private open space is accessible from a habitable room.		
PO 10.3	DTS/DPF 10.3		
Private open space is positioned and designed to:	None are applicabl	e.	
<ul> <li>(a) provide useable outdoor space that suits the needs of occupants;</li> <li>(b) take advantage of desirable orientation and vistas; and</li> <li>(c) adequately define public and private space.</li> </ul>			
	privacy		
PO 11.1	DTS/DPF 11.1		
Development mitigates direct overlooking from upper level windows	Upper level window	vs facing side or rear b	oundaries shared with

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to habitable rooms and private open spaces of adjoining residential uses.

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:
  - 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) (m <sup>2</sup> )	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

DTS/DPF 13.1

None are applicable.

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(c) manage runoff quality to maintain, as close as practical, pre-development conditions.			
Car Parking			
PO 14.1	DTS/DPF 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.	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	DTS/DPF 14.2		
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	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	DTS/DPF 14.3		
Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	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	DTS/DPF 14.4		
Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	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	DTS/DPF 14.5		
Residential flat buildings provide dedicated areas for bicycle parking.	Residential flat buildings provide one bicycle parking space per dwelling.		
Oversh	nadowing		
PO 15.1	DTS/DPF 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.	None are applicable.		
W	aste		
PO 16.1	DTS/DPF 16.1		
Provision is made for the convenient storage of waste bins in a	A waste bin storage area is provided behind the primary building		

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	Eliquily	line the	<b>+</b> ·
location	n screened from public view.	line tha	T.
		(a)	has a minimum area of 2m <sup>2</sup> 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		DTS/DP	F 16.2
	ntial flat buildings provide a dedicated area for the on-site e of waste which is:	None a	re applicable.
(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		DTS/DP	F 17.1
egress	ays are located and designed to facilitate safe access and while maximising land available for street tree planting, aped street frontages and on-street parking.	None a	re applicable.
PO 17.2		DTS/DP	F 17.2
Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street			e access to designated car parking spaces satisfy (a) or (b):
infrastr	ucture or street trees.	(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:
			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
			<ul><li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li></ul>
PO 17.3		DTS/DP	F 17.3
	ays are designed to enable safe and convenient vehicle	Drivew	ays are designed and sited so that:
movem	movements from the public road to on-site parking spaces.		the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average
		(b)	they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space)

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and the road boundary.  (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.		
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:		
<ol> <li>minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>Minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>minimum car park length of 6m for an intermediate space located between two other parking spaces.</li> </ol>		
DTC/DDF 47.5		
DTS/DPF 17.5  Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:		
<ul> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can</li> </ul>		
(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.		
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		
DTS/DPF 17.7		
Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.		
orage		
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 <sup>3</sup>		
(b) 1 bedroom dwelling / apartment: not less than 8m <sup>3</sup>		
(c) 2 bedroom dwelling / apartment: not less than 10m <sup>3</sup>		
(d) 3+ bedroom dwelling / apartment: not less than 12m <sup>3</sup> .		
thworks		
DTS/DPF 19.1		

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Policy24 - Enquiry (a) excavation exceeding a vertical height of 1m natural topography. (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height exceeding 2m. Service connections and infrastructure PO 20.1 DTS/DPF 20.1 Dwellings are provided with appropriate service connections and The site and building: infrastructure. 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 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 DTS/DPF 21.1 Land that is suitable for sensitive land uses to provide a safe Development satisfies (a), (b), (c) or (d): environment. (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) demonstrated in a site contamination declaration form)

- involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as
- 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:
  - 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
    - site contamination does not exist (or no longer exists) at the land
    - B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)
    - 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

no other class 1 activity or class 2 activity has taken place at the land since the preparation of

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	the site contamination audit report (as demonstrated in a <u>site contamination declaration</u> <u>form</u> ).

## Infrastructure and Renewable Energy Facilities

## **Assessment Provisions (AP)**

	Desired Outcome
	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)

		Deemed-to-Satisfy Criteria /
		Designated Performance Feature
		General
PO 1.1		DTS/DPF 1.1
Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.		None are applicable.
		Visual Amenity
PO 2.1		DTS/DPF 2.1
and services (excluding high renewable energy facilities (extorage facilities and ancillar from townships, scenic route (a) utilising features of the obscure views when	excluding wind farms), energy and development is minimised as and public roads by:  the natural landscape to	None are applicable.
(c) avoiding visually sell landscapes	nsitive and significant	
	finishes with low-reflectivity nplement the surroundings	
(e) using existing veget	ation to screen buildings	
mounding around the between adjacent al	caping or landscaped se perimeter of a site and lotments accommodating or ccommodate sensitive	
PO 2.2		DTS/DPF 2.2

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1 Olloy24 Eliquity			
Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	None are applicable.		
PO 2.3	DTS/DPF 2.3		
Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	None are applicable.		
	Rehabilitation		
PO 3.1	DTS/DPF 3.1		
Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	None are applicable.		
	Hazard Management		
PO 4.1	DTS/DPF 4.1		
Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	None are applicable.		
PO 4.2	DTS/DPF 4.2		
Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	None are applicable.		
PO 4.3	DTS/DPF 4.3		
Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	None are applicable.		
Electricity Infras	tructure and Battery Storage Facilities		
PO 5.1	DTS/DPF 5.1		
Electricity infrastructure is located to minimise visual impacts through techniques including:	None are applicable.		
(a) siting utilities and services:  (i) on areas already cleared of native vegetation  (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity  (b) grouping utility buildings and structures with non-			
, grouping duity ballatings and structures with Hori-	I		

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residential development, where practicable.			
PO 5.2	DTS/DPF 5.2		
Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	None are applicable.		
PO 5.3	DTS/DPF 5.3		
Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	None are applicable.		
Т	elecommunication Facilities		
PO 6.1	DTS/DPF 6.1		
The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	None are applicable.		
PO 6.2	DTS/DPF 6.2		
Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	None are applicable.		
PO 6.3	DTS/DPF 6.3		
Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:	None are applicable.		
<ul> <li>(a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose</li> <li>or all of the following:</li> </ul>			
(b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and place of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services	S		
(c) using materials and finishes that complement the environment			
(d) screening using landscaping and vegetation, particularly for equipment shelters and huts.			
Renewable Energy Facilities			
PO 7.1	DTS/DPF 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.	None are applicable.		

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Panawahla Energy Escilities (Wind Earm)				
Renewable Energy Facilities (Wind Farm)				
PO 8.1	DTS/DPF 8.1			
Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	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	DTS/DPF 8.2			
The visual impact of wind turbine generators on natural landscapes is managed by:	None are applicable.			
<ul> <li>(a) designing wind turbine generators to be uniform in colour, size and shape</li> <li>(b) coordinating blade rotation and direction</li> <li>(c) mounting wind turbine generators on tubular towers as opposed to lattice towers.</li> </ul>				
PO 8.3	DTS/DPF 8.3			
Wind turbine generators and ancillary development minimise potential for bird and bat strike.	None are applicable.			
PO 8.4	DTS/DPF 8.4			
Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.			
PO 8.5	DTS/DPF 8.5			
Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	None are applicable.			
Renewabl	e Energy Facilities (Solar Power)			
PO 9.1	DTS/DPF 9.1			
Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	None are applicable.			
PO 9.2	DTS/DPF 9.2			
Ground mounted solar power facilities allow for movement of wildlife by:	None are applicable.			
(a) incorporating wildlife corridors and habitat refuges				
(b) avoiding the use of extensive security or				

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perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.					
PO 9.3	DTS/DPF 9.3				
Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	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 <sup>1</sup>
	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 applifacility is located				ounted solar power
PO 9.4	DTS/DPF 9.4				
Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	None are applicable.				
Hydropow	Hydropower / Pumped Hydropower Facilities				
PO 10.1	DTS/DPF 10.1				
Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	None are applicable.				
PO 10.2	DTS/DPF 10.2				
Hydropower / pumped hydropower facility storage is	None are applicable.				

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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 10.3  None are applicable.			
	Water Supply			
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.			
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	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			
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	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.			
Effluent drainage fields and other wastewater disposal	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	DTS/DPF 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.	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 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 an	d Design		
PO 1.1	DTS/DPF 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.	None are applicable.		
PO 1.2	DTS/DPF 1.2		
Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	None are applicable.		
PO 1.3	DTS/DPF 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	None are applicable.		

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emissio	ons.					
PO 1.4		DTS/DPF 1.4				
liquid/se and ma	and associated activities such as wastewater lagoons and olid waste disposal areas are sited, designed, constructed inaged to not unreasonably impact on sensitive receivers in wnership in terms of noise and air emissions.	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				
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 se back 20m or more from public roads.				
	Wa	aste				
PO 2.1		DTS/DPF 2.1				
_	e of manure, used litter and other wastes (other than waste agoons) is sited, designed, constructed and managed to:	None are applicable.				
(a) (b) (c)	avoid attracting and harbouring vermin avoid polluting water resources be located outside 1% AEP flood event areas.					
	Soil and Wat	er Protection				
PO 3.1		DTS/DPF 3.1				
	d environmental harm and adverse effects on water tes, intensive animal husbandry operations are appropriately k from:  public water supply reservoirs major watercourses (third order or higher stream) any other watercourse, bore or well used for domestic or stock water supplies.	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		DTS/DPF 3.2				
	ve animal husbandry operations and dairies incorporate riately designed effluent and run-off facilities that:	None are applicable.				
(a) (b)	have sufficient capacity to hold effluent and runoff from the operations on site ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.					

## **Interface between Land Uses**

## **Assessment Provisions (AP)**

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

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

#### **Performance Outcome** Deemed-to-Satisfy Criteria / **Designated Performance Feature** General Land Use Compatibility PO 1.1 DTS/DPF 1.1 Sensitive receivers are designed and sited to protect residents and None are applicable. occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone. PO 1.2 DTS/DPF 1.2 Development adjacent to a site containing a sensitive receiver (or None are applicable. lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts. Hours of Operation PO 2.1 DTS/DPF 2.1 Non-residential development does not unreasonably impact the Development operating within the following hours: amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers **Class of Development** Hours of operation through its hours of operation having regard to: (a) the nature of the development Consulting room 7am to 9pm, Monday to Friday (b) measures to mitigate off-site impacts 8am to 5pm, Saturday (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 Office 7am to 9pm, Monday to Friday without unreasonably compromising the intended use of that land. 8am to 5pm, Saturday Shop, other than any 7am to 9pm, Monday to Friday one or combination of 8am to 5pm, Saturday and Sunday the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone Overshadowing DTS/DPF 3.1 PO 3.1 Overshadowing of habitable room windows of adjacent residential North-facing windows of habitable rooms of adjacent residential

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land uses in: land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June. a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight other zones is managed to enable access to direct winter sunlight. PO 3.2 DTS/DPF 3.2 Overshadowing of the primary area of private open space or Development maintains 2 hours of direct sunlight between 9.00 am communal open space of adjacent residential land uses in: and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a neighbourhood type zone is minimised to maintain access to direct winter sunlight for ground level private open space, the smaller of the other zones is managed to enable access to direct winter following: sunlight. i. half the existing ground level open space or 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space. PO 3.3 DTS/DPF 3.3 Development does not unduly reduce the generating capacity of None are applicable. adjacent rooftop solar energy facilities taking into account: 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. PO 3.4 DTS/DPF 3.4 Development that incorporates moving parts, including windmills and None are applicable. 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 DTS/DPF 4.1 PO 4.1 Development that emits noise (other than music) does not Noise that affects sensitive receivers achieves the relevant unreasonably impact the amenity of sensitive receivers (or lawfully Environment Protection (Noise) Policy criteria. approved sensitive receivers). PO 4.2 DTS/DPF 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, None are applicable. 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: locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate

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	sensitive receivers				
(b)	when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers				
(c)	housing plant and equipment within an enclosed structure or acoustic enclosure				
(d)	providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.				
PO 4.3		DTS/DPF	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		The pump and/or filtration system ancillary to a dwelling erected on the same site is:			
receiver	rs (or lawfully approved sensitive receivers).	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		DTS/DPF	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.		Adjacent land is used for residential purposes.			
PO 4.5		DTS/DPF 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).		None are applicable.			
PO 4.6		DTS/DPF 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		Development incorporating music includes noise attenuation measures that will achieve the following noise levels:			
	d to accommodate sensitive receivers.	Asses	ssment location	Music noise level	
		existing	ally at the nearest or envisaged ensitive location	Less than 8dB above the level of background noise (L <sub>90,15min</sub> ) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)	
	Air C	Quality			
PO 5.1		DTS/DPF	5.1		
generat to preve amenity receiver	oment with the potential to emit harmful or nuisance- ting air pollution incorporates air pollution control measures ent harm to human health or unreasonably impact the of sensitive receivers (or lawfully approved sensitive rs) within the locality and zones primarily intended to modate sensitive receivers.	None ar	e applicable.		
PO 5.2		DTS/DPF	5.2		
Development that includes chimneys or exhaust flues (including		None are applicable.			

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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 locating and designing chimneys or exhaust flues to (b) maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. Light Spill PO 6.1 DTS/DPF 6.1 External lighting is positioned and designed to not cause None are applicable. unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers). PO 6.2 DTS/DPF 6.2 External lighting is not hazardous to motorists and cyclists. None are applicable. Solar Reflectivity / Glare PO 7.1 DTS/DPF 7.1 Development is designed and comprised of materials and finishes None are applicable. 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. Electrical Interference PO 8.1 DTS/DPF 8.1 Development in rural and remote areas does not unreasonably The building or structure: diminish or result in the loss of existing communication services due is no greater than 10m in height, measured from existing to electrical interference. ground level (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable. Interface with Rural Activities PO 9.1 DTS/DPF 9.1 Sensitive receivers are located and designed to mitigate impacts None are applicable. 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. PO 9.2 DTS/DPF 9.2 Sensitive receivers are located and designed to mitigate potential None are applicable. impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities. PO 9.3 DTS/DPF 9.3 Sensitive receivers are located and designed to mitigate potential Sensitive receivers are located at least 200m from the boundary of

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impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	a site used for land-based aquaculture and associated components in other ownership.
PO 9.4  Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4  Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5	DTS/DPF 9.5
Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:  (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility  (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including seaport 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	DTS/DPF 9.6
Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	None are applicable.
PO 9.7	DTS/DPF 9.7
Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	None are applicable.
Interface with Mines and Qua	rries (Rural and Remote Areas)
PO 10.1  Sensitive receivers are separated from existing mines to minimise	DTS/DPF 10.1  Sensitive receivers are located no closer than 500m from the
the adverse impacts from noise, dust and vibration.	boundary of a Mining Production Tenement under the <i>Mining Act</i> 1971.

### **Land Division**

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#### **Assessment Provisions (AP)**

Desired Outcome		
DO 1	Land d	ivision:
	(a) (b) (c)	creates allotments with the appropriate dimensions and shape for their intended use allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure 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) (e) (f)	facilitates solar access through allotment orientation creates a compact urban form that supports active travel, walkability and the use of public transport avoids areas of high natural hazard risk.

## Deemed-to-Satisfy Criteria / **Performance Outcome Designated Performance Feature** All land division Allotment configuration PO 1.1 DTS/DPF 1.1 Land division creates allotments suitable for their intended use. Division of land satisfies (a) or (b): 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 is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed PO 1.2 DTS/DPF 1.2 Land division considers the physical characteristics of the land, None are applicable. preservation of environmental and cultural features of value and the prevailing context of the locality. Design and Layout PO 2.1 DTS/DPF 2.1 Land division results in a pattern of development that minimises the None are applicable. likelihood of future earthworks and retaining walls. PO 2.2 DTS/DPF 2.2 Land division enables the appropriate management of interface None are applicable. impacts between potentially conflicting land uses and/or zones. PO 2.3 DTS/DPF 2.3 Land division maximises the number of allotments that face public None are applicable. open space and public streets.

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PO 2.4	DTS/DPF 2.4
Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	None are applicable.
PO 2.5	DTS/DPF 2.5
Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	None are applicable.
PO 2.6	DTS/DPF 2.6
Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	None are applicable.
PO 2.7	DTS/DPF 2.7
Land division results in legible street patterns connected to the surrounding street network.	None are applicable.
PO 2.8	DTS/DPF 2.8
Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	None are applicable.
Roads at	nd Access
PO 3.1	DTS/DPF 3.1
Land division provides allotments with access to an all-weather public road.	None are applicable.
PO 3.2	DTS/DPF 3.2
Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	None are applicable.
PO 3.3	DTS/DPF 3.3
Land division does not impede access to publicly owned open space and/or recreation facilities.	None are applicable.
PO 3.4	DTS/DPF 3.4
Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	None are applicable.
PO 3.5	DTS/DPF 3.5
Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	None are applicable.
PO 3.6	DTS/DPF 3.6
Road reserves accommodate stormwater drainage and public utilities.	None are applicable.
PO 3.7	DTS/DPF 3.7
Road reserves provide unobstructed vehicular access and egress to	None are applicable.

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and from individual allotments and sites.	
PO 3.8	DTS/DPF 3.8
Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	None are applicable.
PO 3.9	DTS/DPF 3.9
Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	None are applicable.
PO 3.10	DTS/DPF 3.10
Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	None are applicable.
PO 3.11	DTS/DPF 3.11
Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	None are applicable.
Infrast	tructure
PO 4.1	DTS/DPF 4.1
Land division incorporates public utility services within road reserves or dedicated easements.	None are applicable.
PO 4.2	DTS/DPF 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.	(a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or  (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3	DTS/DPF 4.3
Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4	DTS/DPF 4.4
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.	None are applicable.
PO 4.5	DTS/DPF 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.	None are applicable.
PO 4.6	DTS/DPF 4.6
Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape	None are applicable.

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feature.	
Minor Land Division	(Under 20 Allotments)
Open	Space
PO 5.1	DTS/DPF 5.1
Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	None are applicable.
Solar O	rientation
PO 6.1	DTS/DPF 6.1
Land division for residential purposes facilitates solar access through allotment orientation.	None are applicable.
Water Sens	sitive Design
PO 7.1	DTS/DPF 7.1
Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	None are applicable.
PO 7.2	DTS/DPF 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.	None are applicable.
Battle-Axe l	Development
PO 8.1	DTS/DPF 8.1
Battle-axe development appropriately responds to the existing neighbourhood context.	Allotments are not in the form of a battle-axe arrangement.
PO 8.2	DTS/DPF 8.2
Battle-axe development designed to allow safe and convenient movement.	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	DTS/DPF 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.	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
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):
managoniont.	(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

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Major Land Division	on (20+ Allotments)	
Open Space		
PO 9.1	DTS/DPF 9.1	
Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	None are applicable.	
PO 9.2	DTS/DPF 9.2	
Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	None are applicable.	
PO 9.3	DTS/DPF 9.3	
Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	None are applicable.	
Water Sensitive Design		
PO 10.1	DTS/DPF 10.1	
Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.	
PO 10.2	DTS/DPF 10.2	
Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.	
PO 10.3	DTS/DPF 10.3	
Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	None are applicable.	
Solar Orientation		
PO 11.1	DTS/DPF 11.1	
Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	None are applicable.	

## **Marinas and On-Water Structures**

## **Assessment Provisions (AP)**

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

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

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

## **Open Space and Recreation**

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## **Assessment Provisions (AP)**

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)

Recreation facilities are compatible with surrounding land uses and activities.	5/DPF 1.1 ne are applicable. 5/DPF 1.2
Recreation facilities are compatible with surrounding land uses and activities.	ne are applicable. 6/DPF 1.2
activities.	5/DPF 1.2
DO 4.0	
PO 1.2 DTS/	ne are applicable.
Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	
Design and Sit	iting
PO 2.1 DTS/	b/DPF 2.1
Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	ne are applicable.
PO 2.2 DTS/	D/DPF 2.2
Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	ne are applicable.
PO 2.3 DTS/	S/DPF 2.3
Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	ne are applicable.
Pedestrians and Cyclists	
PO 3.1 DTS/	b/DPF 3.1
Open space incorporates:	ne are applicable.
(a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes;	
(b) safe crossing points where pedestrian routes intersect the road network;	
(c) easily identified access points.	

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Line	hilita ,
Usa	bility I
PO 4.1	DTS/DPF 4.1
Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	None are applicable.
Safety an	d Security
PO 5.1	DTS/DPF 5.1
Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	None are applicable.
PO 5.2	DTS/DPF 5.2
Play equipment is located to maximise opportunities for passive surveillance.	None are applicable.
PO 5.3	DTS/DPF 5.3
Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	None are applicable.
PO 5.4	DTS/DPF 5.4
Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	None are applicable.
PO 5.5	DTS/DPF 5.5
Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	None are applicable.
PO 5.6	DTS/DPF 5.6
Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	None are applicable.
Sign	nage
PO 6.1	DTS/DPF 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.	None are applicable.
Buildings ar	d Structures
PO 7.1	DTS/DPF 7.1
Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	None are applicable.
PO 7.2	DTS/DPF 7.2
Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	None are applicable.
PO 7.3	DTS/DPF 7.3
Development in open space is constructed to minimise the extent of impervious surfaces.	None are applicable.

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PO 7.4	DTS/DPF 7.4	
Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	None are applicable.	
Lands	caping	
PO 8.1	DTS/DPF 8.1	
Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	None are applicable.	
PO 8.2	DTS/DPF 8.2	
Landscaping in open space and recreation facilities provides shade and windbreaks:	None are applicable.	
<ul><li>(a) along cyclist and pedestrian routes;</li><li>(b) around picnic and barbecue areas;</li><li>(c) in car parking areas.</li></ul>		
PO 8.3	DTS/DPF 8.3	
Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	None are applicable.	
PO 8.4	DTS/DPF 8.4	
Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	None are applicable.	

## **Out of Activity Centre Development**

**Assessment Provisions (AP)** 

# 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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1		DTS/DPF 1.1
	as primary locations for shopping, administrative, cultural, entertainment and community services as a focus for regular social and business gatherings	None are applicable.
(c)	in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	

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PO 1.2		DTS/DPF 1.2
	activity centre non-residential development complements Centres through the provision of services and facilities:	None are applicable.
(a) (b)	that support the needs of local residents and workers, particularly in underserviced locations 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.	

#### **Resource Extraction**

## **Assessment Provisions (AP)**

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 a	and Intensity
PO 1.1	DTS/DPF 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.	None are applicable.
PO 1.2	DTS/DPF 1.2
Resource extraction activities avoid damage to cultural sites or artefacts.	None are applicable.
Water	Quality
PO 2.1	DTS/DPF 2.1
Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	None are applicable.
Separation Treatments,	Buffers and Landscaping
PO 3.1	DTS/DPF 3.1
Resource extraction activities minimise adverse impacts upon	None are applicable.

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sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	
PO 3.2	DTS/DPF 3.2
Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	None are applicable.

#### **Site Contamination**

### **Assessment Provisions (AP)**

## Desired Outcome

DO 1 Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1	DTS/DPF 1.1
Ensure land is suitable for use when land use changes to a more sensitive use.	(a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the Environment Protection Act 1993 in relation to the land within the previous 5 years which states that-  A. site contamination does not exist (or no longer exists) at the land or  B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or  C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)
	and

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## **Tourism Development**

#### **Assessment Provisions (AP)**

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)

	DTS/DPF 1.1
50.44	DTS/DPF 1 1
PO 1.1	D10/D11 1.1
Tourism development complements and contributes to local, natural, cultural or historical context where:	None are applicable.
it supports immersive natural experiences     it showcases South Australia's landscapes and produce     its events and functions are connected to local food, wine and nature.	
PO 1.2	DTS/DPF 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.	None are applicable.
Caravan and	Tourist Parks
PO 2.1	DTS/DPF 2.1
Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	None are applicable.
PO 2.2	DTS/DPF 2.2
Occupants are provided privacy and amenity through landscaping and fencing.	None are applicable.
PO 2.3	DTS/DPF 2.3

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Communal open space and centrally located recreation facilities are provided for guests and visitors.	12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4	DTS/DPF 2.4
Perimeter landscaping is used to enhance the amenity of the locality.	None are applicable.
PO 2.5	DTS/DPF 2.5
Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	None are applicable.
PO 2.6	DTS/DPF 2.6
Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	None are applicable.
Tourist accommodation in areas constituted u	under the National Parks and Wildlife Act 1972
PO 3.1	DTS/DPF 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).	None are applicable.
PO 3.2	DTS/DPF 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.	None are applicable.
PO 3.3	DTS/DPF 3.3
Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	None are applicable.
PO 3.4	DTS/DPF 3.4
Tourist accommodation is designed to prevent conversion to private dwellings through:	None are applicable.
<ul> <li>(a) comprising a minimum of 10 accommodation units</li> <li>(b) clustering separated individual accommodation units</li> <li>(c) being of a size unsuitable for a private dwelling</li> <li>(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.</li> </ul>	

## Transport, Access and Parking

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## **Assessment Provisions (AP)**

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
Movemen	nt Systems
PO 1.1	DTS/DPF 1.1
Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	None are applicable.
PO 1.2	DTS/DPF 1.2
Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	None are applicable.
PO 1.3	DTS/DPF 1.3
Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	None are applicable.
PO 1.4	DTS/DPF 1.4
Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1	DTS/DPF 2.1
Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	None are applicable.
PO 2.2	DTS/DPF 2.2
Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	None are applicable.

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	Access	
PO 3.1	DTS/DPF 3.1	
Safe and convenient access minimises impact or interruption on the operation of public roads.	The access is:  (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or  (b) not located within 6m of an intersection of 2 or more roads	
	or a pedestrian activated crossing.	
PO 3.2	DTS/DPF 3.2	
Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	None are applicable.	
PO 3.3	DTS/DPF 3.3	
Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	None are applicable.	
PO 3.4	DTS/DPF 3.4	
Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	None are applicable.	
PO 3.5	DTS/DPF 3.5	
Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	Vehicle access to designated car parking spaces satisfy (a) or (b):  (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land  (b) where newly proposed, is set back:  (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner  (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance  (iii) 6m or more from the tangent point of an intersection of 2 or more roads  (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.	
PO 3.6	DTS/DPF 3.6	
Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where	Driveways and access points:	
on-street parking is appropriate).	(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;	
	(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.	

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PO 3.7	DTS/DPF 3.7
Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:  (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8	DTS/DPF 3.8
Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	None are applicable.
PO 3.9	DTS/DPF 3.9
Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	None are applicable.
Access for Peopl	le with Disabilities
PO 4.1	DTS/DPF 4.1
Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	None are applicable.
Vehicle Pa	rking Rates
PO 5.1	DTS/DPF 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.	Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:  (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements  (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas  (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Pa	rking Areas
PO 6.1	DTS/DPF 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.	Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2	DTS/DPF 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.	None are applicable.

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PO 6.3	DTS/DPF 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.	None are applicable.	
PO 6.4	DTS/DPF 6.4	
Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	None are applicable.	
PO 6.5	DTS/DPF 6.5	
Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	None are applicable.	
PO 6.6	DTS/DPF 6.6	
Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	Loading areas and designated parking spaces are wholly located within the site.	
PO 6.7	DTS/DPF 6.7	
On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	None are applicable.	
Undercroft and Below Ground C	Garaging and Parking of Vehicles	
PO 7.1	DTS/DPF 7.1	
Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	None are applicable.	
Internal Roads and Parking Areas in Resid	ential Parks and Caravan and Tourist Parks	
PO 8.1	DTS/DPF 8.1	
Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	None are applicable.	
PO 8.2	DTS/DPF 8.2	
Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	None are applicable.	
Bicycle Parking in	Designated Areas	
PO 9.1	DTS/DPF 9.1	
The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	Areas and / or 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	DTS/DPF 9.2	
Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	None are applicable.	
PO 9.3	DTS/DPF 9.3	
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Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	None are applicable.
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:  Corner Cut-Off Area  Allotment Boundary Off Area  Road Reserve

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	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.

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primary street	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
Aged / Supported Accommodation		
Retirement village	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.	
	0.2 spaces per dwelling for visitor parking.	
Supported accommodation	0.3 spaces per bed.	
Residential Development (Other)		
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.	
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.	
	0.2 spaces per dwelling for visitor parking.	
Student accommodation	0.3 spaces per bed.	
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.	
Tourist		
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.	
	Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.	
	A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.	
Tourist accommodation	1 car parking space per accommodation unit / guest room.	
Commercial Uses		
Auction room/ depot	1 space per 100m <sup>2</sup> of building floor area plus an additional 2 spaces.	

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Automotive collision repair	3 spaces per service bay.	
Call centre	8 spaces per 100m <sup>2</sup> of gross leasable floor area.	
Motor repair station	3 spaces per service bay.	
Office	4 spaces per 100m <sup>2</sup> of gross leasable floor area.	
Retail fuel outlet	3 spaces per 100m <sup>2</sup> gross leasable floor area.	
Service trade premises	<ul> <li>2.5 spaces per 100m<sup>2</sup> of gross leasable floor area</li> <li>1 space per 100m<sup>2</sup> of outdoor area used for display purposes.</li> </ul>	
Shop (no commercial kitchen)	5.5 spaces per 100m <sup>2</sup> of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.	
	5 spaces per 100m <sup>2</sup> 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 100m <sup>2</sup> of total floor area plus a drive-through queue capacity of ten vehicles measured from the	
	pick-up point.  Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.	
Community and Civic Uses		
Childcare centre	0.25 spaces per child	
Library	4 spaces per 100m <sup>2</sup> of total floor area.	
Community facility	10 spaces per 100m <sup>2</sup> of total floor area.	
Hall / meeting hall	0.2 spaces per seat.	
Place of worship	1 space for every 3 visitor seats.	

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Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.
	For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.
	For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Health Related Uses	
Hospital	4.5 spaces per bed for a public hospital.
	1.5 spaces per bed for a private hospital.
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m <sup>2</sup> of total floor area in a public bar plus 1 space for every 6m <sup>2</sup> of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m <sup>2</sup> of total floor area for a Fitness Centre
	4.5 spaces per 100m <sup>2</sup> of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m <sup>2</sup> total floor area
	1 spaces per 100m <sup>2</sup> of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m <sup>2</sup> of total floor area.
Store	0.5 spaces per 100m <sup>2</sup> of total floor area.
Timber yard	1.5 spaces per 100m <sup>2</sup> of total floor area

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1 space per 100m <sup>2</sup> of outdoor area used for display purposes.		
Warehouse	0.5 spaces per 100m <sup>2</sup> total floor area.	
Other Uses		
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.	
Radio or Television Station	5 spaces per 100m <sup>2</sup> of total building floor area.	

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

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 Criteria (other than where a location is exempted from the application of those criteria)
- (b) the development satisfies Table 2 Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate  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 develop	ment	ı	ı
Non-residential development excluding tourist accommodation	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	5 spaces per 100m <sup>2</sup> of gross leasable floor area.	City Living Zone  Urban Corridor (Boulevard) Zone  Urban Corridor (Business) Zone  Urban Corridor (Living) Zone  Urban Corridor (Main Street ) Zone  Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	6 spaces per 100m <sup>2</sup> of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone  Urban Activity Centre Zone  Urban Corridor (Boulevard) Zone  Urban Corridor (Business) Zone  Urban Corridor (Living) Zone  Urban Corridor (Main Street ) Zone  Urban Neighbourhood Zone
Residential development Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling  1 bedroom dwelling - 0.75 spaces per dwelling  2 bedroom dwelling - 1 space per dwelling  3 or more bedroom dwelling - 1.25 spaces per dwelling  0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per	None specified.	City Living Zone

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dwelling	Urban Activity Centre Zone
1 bedroom dwelling - 0.75	Urban Corridor (Boulevard) Zone
spaces per dwelling	Urban Corridor (Business) Zone
2 bedroom dwelling - 1 space per dwelling	Urban Corridor (Living) Zone
3 or more bedroom dwelling -	Urban Corridor (Main Street ) Zone
1.25 spaces per dwelling	Urban Neighbourhood Zone
0.25 spaces per dwelling for visitor parking.	

Table 2 - Criteria:

The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

	Criteria		Exceptions
Metro	esignated area is wholly located within politan Adelaide and any part of the opment site satisfies one or more of the ing:	(a) (b)	All zones in the City of Adelaide Strategic Innovation Zone in the following locations:  (i) City of Burnside  (ii) City of Marion  (iii) City of Mitcham
(a)	is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service <sup>(2)</sup>	(c) (d) (e)	Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone
(b)	is within 400 metres of a bus interchange <sup>(1)</sup>	(f) (g)	Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone
(c)	is within 400 metres of an O-Bahn interchange <sup>(1)</sup>		
(d)	is within 400 metres of a passenger rail station <sup>(1)</sup>		
(e)	is within 400 metres of a passenger tram station <sup>(1)</sup>		
(f)	is within 400 metres of the Adelaide Parklands.		

[NOTE(S): (1)Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

#### **Table 3 - Off-Street Bicycle Parking Requirements**

The bicycle parking rates apply within designated areas located within parts of the State identified in the Schedule to Table 3.

Class of Development	Bicycle Parking Rate	
	Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.	
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.	

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Educational establishment	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.
	For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m <sup>2</sup> of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m <sup>2</sup> of gross leasable floor area plus 2 spaces plus 1 space pe 1000m <sup>2</sup> of gross leasable floor area for visitors.
Pre-school	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m <sup>2</sup> of gross leasable floor area plus 1 space for every 600m <sup>2</sup> 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	Metropolitan Adelaide

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Suburban Activity Centre Zone	
Suburban Business Zone	
Suburban Main Street Zone	
Urban Activity Centre Zone	
Urban Corridor (Boulevard) Zone	
Urban Corridor (Business) Zone	
Urban Corridor (Living) Zone	
Urban Corridor (Main Street ) Zone	
Urban Neighbourhood Zone	

# **Waste Treatment and Management Facilities**

## **Assessment Provisions (AP)**

	Desired Outcome
DO 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
Sit	ling
PO 1.1	DTS/DPF 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.	None are applicable.
Soil and Wa	ter Protection
PO 2.1	DTS/DPF 2.1
Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as:	None are applicable.
(a) containing potential groundwater and surface water contaminants within waste operations areas     (b) diverting clean stormwater away from waste operations	

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areas and potentially contaminated areas  (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	
PO 2.2	DTS/DPF 2.2
Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3	DTS/DPF 2.3
Wastewater lagoons are designed and sited to:	None are applicable.
<ul> <li>(a) avoid intersecting underground waters;</li> <li>(b) avoid inundation by flood waters;</li> <li>(c) ensure lagoon contents do not overflow;</li> <li>(d) include a liner designed to prevent leakage.</li> </ul>	
PO 2.4	DTS/DPF 2.4
Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	Waste operations areas are set back 100m or more from watercourse banks.
Am	enity
PO 3.1	DTS/DPF 3.1
Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	None are applicable.
PO 3.2	DTS/DPF 3.2
Access routes to waste treatment and management facilities via residential streets is avoided.	None are applicable.
PO 3.3	DTS/DPF 3.3
Litter control measures minimise the incidence of windblown litter.	None are applicable.
PO 3.4	DTS/DPF 3.4
Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	None are applicable.
Acc	cess
PO 4.1	DTS/DPF 4.1
Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	None are applicable.
PO 4.2	DTS/DPF 4.2
Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	None are applicable.
Fencing a	nd Security
PO 5.1	DTS/DPF 5.1
Security fencing provided around waste treatment and management	Chain wire mesh or pre-coated painted metal fencing 2m or more

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facilities prevents unauthorised access to operations and potential hazard to the public.	in height is erected along the perimeter of the waste treatment or waste management facility site.		
Landfill			
PO 6.1	DTS/DPF 6.1		
Landfill gas emissions are managed in an environmentally acceptable manner.	None are applicable.		
PO 6.2	DTS/DPF 6.2		
Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.		
PO 6.3	DTS/DPF 6.3		
Landfill facilities are located on land that is not subject to land slip.	None are applicable.		
PO 6.4	DTS/DPF 6.4		
Landfill facilities are separated from areas subject to flooding.	Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.		
Organic Waste P	rocessing Facilities		
PO 7.1	DTS/DPF 7.1		
Organic waste processing facilities are separated from the coast to avoid potential environment harm.	Organic waste processing facilities are set back 500m or more from the coastal high water mark.		
PO 7.2	DTS/DPF 7.2		
Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	None are applicable.		
PO 7.3	DTS/DPF 7.3		
Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.		
PO 7.4	DTS/DPF 7.4		
Organic waste processing facilities are located on land that is not subject to land slip.	None are applicable.		
PO 7.5	DTS/DPF 7.5		
Organic waste processing facilities separated from areas subject to flooding.	Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.		
Major Wastewater	Treatment Facilities		
PO 8.1	DTS/DPF 8.1		
Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	None are applicable.		
PO 8.2	DTS/DPF 8.2		
Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	None are applicable.		

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## **Workers' accommodation and Settlements**

### **Assessment Provisions (AP)**

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1	DTS/DPF 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.	None are applicable.
PO 1.2	DTS/DPF 1.2
Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	None are applicable.
PO 1.3	DTS/DPF 1.3
Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	None are applicable.
PO 1.4	DTS/DPF 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.	None are applicable.

No criteria applies to this land use. Please check the definition of the land use for further detail.

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