DEVELOPMENT NO.:	21021753
APPLICANT:	Lou Fantasia Planning Pty Ltd
ADDRESS:	FLAT 1-3/ 79 ONKAPARINGA VALLEY RD WOODSIDE SA 5244
NATURE OF DEVELOPMENT:	Residential flat building comprising 3 dwellings, commercial shop tenancy, associated car parking & associated landscaping
ZONING INFORMATION:	_
	Zones:
	Township Main Street
	Overlays:
	Hazards (Bushfire - Medium Risk)
	Hazards (Flooding - Evidence Required)
	Mount Lofty Ranges Water Supply Catchment (Area 2)
	 Native Vegetation Prescribed Water Resources Area
	Regulated and Significant Tree
	Traffic Generating Development
	Urban Transport Routes
	Technical Numeric Variations (TNVs):
	Maximum Building Height (Metres)
	Maximum Building Height (Levels)
	4 4.45 2024
LODGEMENT DATE:	4 Aug 2021
RELEVANT AUTHORITY:	Assessment Panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	Operational Version 2021.10 - 29 July to 11 August 2021
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Doug Samardzija
	Statutory Planner
	and
	Aaron Wilksch
	Consultant Planner
REFERRALS STATUTORY:	Commissioner of Highways
REFERRALS NON-STATUTORY:	Engineering Department
	Property Department
	EHU Department

CONTENTS:

ATTACHMENT 1:	Application Documents	ATTACHMENT 5:	Response to Representations
ATTACHMENT 2:	Subject Land Map	ATTACHMENT 6:	Prescribed Body Responses
ATTACHMENT 3:	Zoning Map	ATTACHMENT 7:	Relevant P&D Code Policies
ATTACHMENT 4:	Representations		

DETAILED DESCRIPTION OF PROPOSAL:

The proposal purports re-development of the site at 79 Onkaparinga Valley Road, Woodside incorporating the demolition of the existing building, currently utilised as residential flats, to be re-developed with a new shop fronting Onkaparinga Valley Road with associated car parking and a two-storey residential flat building comprising three residences, each with under-main-roof garages fronting Station Road.

Shop Component:

The proposed shop is to be dimensioned 20.11 metres in width, occupying the entire property frontage of 79 Onkaparinga Valley Road and 6.30 metres in depth and hipped roof profile, with a maximum height of 5.9 metres. Canopies of 0.9 metre are proposed to the Onkaparinga Valley Road and Station Road aspects of the shopfront at a height of 2.7 metres

Colours and finishes for the shop building will comprise a composite of PGH 'Aspen' stone veneer in natural slate colours, applied in random stone pattern feature panels to facades, horizontally expressed Scyon 'Linea' fibre cement plank cladding generally to external walls, with trims and joinery to be painted in Colorbond equivalent 'Monument' (charcoal) and Colorbond 'Shale Grey' roof sheeting.

Car parking is to be provided in the 12.0 metres rear area of the shop building site, providing 5 car parks and concealing a slimline water tank, rubbish receptacle enclosure with landscaping upon the western aspect and the Station Road frontage. The shop component of the development is also separated from the residential flat building component by a 1.8 metre high Colorbond 'Good Neighbour' fence.

Residential Flat Building Component:

The residential flat component of the proposed development comprises three (3) two-storey dwellings, each of three-bedroom layout with two under-main-roof garage bays and on-site visitor parking. The overall dimensions of the residential flat complex is to be 29.7 metres in total width fronting Station Road and a depth of 17 metres (overall dimensions inclusive of front portico / porch and rear al-fresco / patio areas), with each dwelling exhibiting a compact and attractive 10.0 metre wide façade addressing Station Road. The proposed building will exhibit maximum roof ridge heights of between 8.1 and 8.3 metres above natural ground level.

The proposed building will establish a front building line setback of 2.6 metres from the Station Road frontage, with further incursion of portico / porch to within 1.6 metres of the front boundary, minimum of 2.0 metres setback from the north-western side property boundary and generally a rear building line setback of 3.5 metres to the north-eastern (rear) property boundary, with incursion of the open patio / al-fresco area to within 1.4 metres of the rear boundary.

The proposed residential flat building is to be finished with a range of materials and finishes including Austral bricks 'Chapel Red 230' to the lower storey wall finish with natural finish timberwork for the front portico / porch structure, feature natural finish timber 'barn doors' for the primary garage and Colorbond panel-lift door for the secondary garage. Upper-level wall claddings comprise horizontally expressed Hardies Scyon Linea fibre cement plank cladding in 'lexicon' (off white / grey) and roofing in Colorbond custom orb 'shale grey', with all trims and joinery in Colorbond equivalent 'monument' (charcoal) colour.

Plans exhibit landscaping within the front, side and rear setbacks of the residential flats including the area adjacent to and fronting the commercial shop car parking area. This collectively softens the appearance of the proposed buildings within the narrow, established side-street environment.

BACKGROUND:

The site has historically been established with a commercial style building at the Onkaparinga Valley Road frontage, which has been utilised for residential flats, with the majority of the western side of the property being used for storage of vehicles.

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
28/07/86	563/4-131/86	Flat Class 11
24/02/86	563/4-038/86	Alterations to existing building. Partition walls to divide main hall

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: FLAT 1-3/79 ONKAPARINGA VALLEY RD WOODSIDE SA 5244 Title ref.: CT 5574/960 Plan Parcel: F211650 AL864 Council: ADELAIDE HILLS COUNCIL

The subject land is situated adjacent to the main street frontage of Onkaparinga Valley Road, with a 'commercial style' building of appropriate dimensions of 20.3 metres width fronting Onkaparinga Valley Road and 49.7 metres width to the secondary frontage of Station Road. The existing building has an appropriate area of 1000m². The land slopes downhill gently to the west, with a variation of approximately 2.5 metres across the property or a grade of approximately 1:15.

The land contains the aforementioned building at its Onkaparinga Valley Road frontage with the majority of the land to the west un-developed. There are no land management agreements or encumbrances upon the land.

The land is generally open and conducive to urban / township development, it exhibits ageing buildings and fences with some established screening vegetation on the Station Road frontage and other minor structures located near its northern side boundary. The land contains two large trees in the north-west corner of the site, which are not captured within the ambit of *Regulated* trees (due to proximity to the neighbouring dwelling). However the trees are intended to be retained as demonstrated on the plans.

Locality

The locality is of mixed character, being at the interface of commercial activities and buildings fronting Onkaparinga Valley Road that generally extend to the west, exhibiting side and rear aspects of commercial buildings to view. The narrow side streets contain compact dwellings, and side yard aspects, driveway entrances, fences and garage / shed walls in close proximity to, or located upon the street boundaries.

The locality also has an interface to open space areas, including the Amy Gillett bikeway to the west (off Station Road) and the Woodside BMX bike circuit in an open woodland setting abutting the Onkaparinga River.

CONSENT TYPE REQUIRED:

Planning Consent sought, with subsequent Building Rules Consent Required.

CATEGORY OF DEVELOPMENT:

• PER ELEMENT: Row dwelling: Code Assessed - Performance Assessed

Shop: Code Assessed - Performance Assessed

- OVERALL APPLICATION CATEGORY: Code Assessed - Performance Assessed
- **REASON** P&D Code prescribed planning assessment pathway

PUBLIC NOTIFICATION

Yes

• REASON

Residential flat buildings are not listed in Table 5 of the Zone as a form of development which are exempt from requiring notification. As such the relevant authority did have discretion to determine that the proposal is of minor nature as per Column A- Part 1 in Table 5. However due to the size of the proposed development the proposal was not considered minor and as such the application required public notification.

<u>Public notification period</u> - 2 December 2021 - 22 December 2021 with one representation being received, generally supporting the proposal with concerns of a commercial / competition nature.

• LIST OF REPRESENTATIONS

Rep. No.	Name / Address	Property Affected	Opposes / Supports	Desires to be heard?
1	R. Kloosterman		Supports with some concerns	No

SUMMARY

The representation received, generally supporting the proposal without any reference to the residential flat building component of the development or any other specific matter of the development, expressed only concerns of a commercial / competition nature, identifying that, another *shop of the size shown on the plan is not conducive to the Woodside environs. Small businesses SA wide are having difficulties due to the virus and border closures. Some empty businesses here have taken years to be filled...* A non-retail development would be, in their opinion, a preferable outcome.

The applicant has provided a response to the representation identifying that they share the representors concerns about the rate of take up of commercial premises in Woodside and has sought advice on likely tenants from local real estate agents. Whilst the current climate for commercial activity in many parts of the state and indeed across the country is supressed, the State planning scheme simply does not respond to these kinds of social and economic variables, and in this respect the proposal's pursuit of the intention for development within this zone is intended to look beyond immediate conditions to provide enduring outcomes.

AGENCY REFERRALS

Commissioner of Highways

The application was referred to the Commissioner of Highways, due to the relationship of the development to the State Maintained Onkaparinga Valley Road. It is noted that the relationship of the proposed development to the State-maintained Road is not influenced by any vehicular access issues, with all traffic for the residential flat building and the commercial premises directed via the local Road network (Station Road) to the dedicated parking areas.

The response from the Commissioner of Highways reflects no impacts to Onkaparinga Valley Road and provides conditions which are representative of the vehicular access to the local road network and the direction of any stormwater run-off to the Council infrastructure, without impact to the State Road Network:

Condition 1

Vehicular access location and configuration to serve the site shall be in accordance with the Site Plan by Nielsen Architects (Drawing No. DA101, dated 3 February 2021).

Condition 2

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

Advisory Note 1 It is recommended that the proposed signage is consistent with DIT's publication 'Advertising Signs: Assessment Guidelines for Road Safety'.

It is further noted that matters pertaining to stormwater, vehicular access and egress and the canopy encroachments into the footpath (road reserve) area have been addressed in the internal referrals.

INTERNAL REFERRALS

Engineering Department:

Internal Referrals have been undertaken in respect of stormwater, vehicle access & egress and has received no objection to the proposed development noting;

(i) Access and Egress is acceptable – requiring the proposed crossover(s) to be in accordance with council specifications (i.e SD15).

(ii) Stormwater management plan and calculations to be provided for the site for

(a) Pre Development calculation 1:5 ARI @ 5 minutes

(b) Post Development calculations 1:100 ARI @ 5 minutes

(c) Post Development discharge kept to pre development rates (demonstrated through submission of stormwater management plan 27 October 2021)

(iii) Stormwater outlet to street to be in accordance with council specifications (i.e SD25) and

(iv) Kerb and water table to match existing infrastructure

Property Department:

Section 221 application advice has also been provided in respect of the small canopies which will overhang the commercial building facade onto Onkaparinga Valley Road and Station Road. Concerns were raised with the original proposal and the wrap around verandah canopy facing Station Road, in particular the potential for it to be impacted by large turning vehicles. As a result, the plans were amended to remove the canopy facing Station Road which resulted in a Section 221 encroachment permitted being issued.

Council's EHU Department:

AHC EHU have also engaged with the applicant for the provision of wastewater applications and detailed site and underfloor plumbing plans for approval of the wastewater systems and connections to CWMS. Wastewater application 21/W224/473 was lodged and approved by Council on 07 February 2022.

PLANNING ASSESSMENT

Desired outcomes

Desired outcomes are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome, or assist in assessing the merits of the development against the applicable performance outcomes collectively.

Performance outcomes

Performance outcomes are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.

Designated performance features

In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a *designated performance feature* or DPF). A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome, and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in **Attachment 7**.

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One.

Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, it is recommended the Panel determine that the proposed development is not seriously at variance with the State Planning and Design Code. The following is provided in support of this determination:

- 1. The nature and proposed scale and intensity of the proposed development presents an appropriate form of development within the Woodside *Township Main Street Zone*, and
- 2. Having regard to the existing land use and the improved built form, reconfiguration and distinct separation of the different land uses within the context of the zone and the locality, it is confirmed that the proposed development does not adversely impact the local amenity or character of the locality in which it sits.

Code Assessment:

A detailed assessment of the application has taken place against the most pertinent provisions of the Planning and Design Code and is described below under relevant headings.

The subject land lies within an area of the *Township Main Street Zone*. A series of policy overlays are relevant to the land and are considered in the assessment of the proposed development.

The proposal is captured within the defined *performance assessment* pathways for each of the identified elements of the development and is assessed against all relevant planning policies applicable to the land.

The Assessment Provisions (AP) of the Planning and Design Code provides Performance Outcomes (PO) and Designated Performance Features (DPF) which are accommodating of the proposed development, as provided in the following assessment (*emphasis has been added by <u>underlining</u>*).

Desired Outcomes	
Township Main Street Zone • DO 1 • DO 2	 A cohesive, active, accessible and welcoming main street environment for residents and visitors to shop, work, meet, entertain and relax. Development contributes to the vibrancy and activity of public spaces and reinforces the traditional main street character.
Traffic Generating Development Overlay • DO 1 • DO 2	 Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users. Provision of safe and efficient access to and from urban transport routes and major urban transport routes.
Urban Transport Routes Overlay • DO 1 • DO 2	 Safe and efficient operation of Urban Transport Routes for all road users. Provision of safe and efficient access to and from Urban Transport Routes.
General Planning Policies (Design) • DO 1	 Development is: contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area durable - fit for purpose, adaptable and long lasting 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 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.

Relevant Performance O	Outcomes/Designated Performance Features
Township Main Street	Land Use and Intensity: PO and DPF 1.1, PO 1.2, PO 1.3, PO and DPF 1.4
Zone	Built Form and Character: PO 2.1, PO 2.3
	Building height and setbacks: PO and DPF 3.1, PO and DPF 3.2
	Traffic, parking and access: PO 4.1, PO and DPF 4.2
Traffic Generating	Traffic Generating Development: PO 1.1, PO 1.2, PO 1.3
Development Overlay	
General Planning	External Appearance: PO 1.1, PO 1.2, PO 1.3
Provisions (Design)	Landscaping: PO 3.1
	Earthworks and sloping land: PO and DPF 8.1
	Overlooking/Visual Privacy (in building 3 storeys or less): PO and DPF 10.1
	Front Elevation and passive surveillance: PO and DPF 11.1, PO and DPF 11.2
	Private Open Space: PO and DPF 17.1
	Car parking Appearance: PO 7.2
	Car parking, access and manoeuvrability: PO and DPF 19.4
General Planning	Wastewater Services: PO and DPF 12.1
Policies (Infrastructure	
and Renewable Energy Facilities)	

General Planning	Vehicle Access: PO and DPF 3.1
Policies (Transport,	Vehicle Parking Rates: PO and DPF 5.1
Access and Parking)	
General Planning	Hours of operation: PO and DPF 2.1
Policies (Interface	
between land uses)	

Zones and Sub Zones:

Township Main Street Zone

The proposed development contributes to the desired outcomes DO 1 & DO 2 and PO/DPF1.2 for the Township Main Street Zone by way of distinguishing and separating the proposed land uses into appropriate portions of the land, and corresponding locality. The new commercial component of the proposal compliments and assists in activation of the main street environment, with opportunity to support greater activity, vibrancy and economy, whilst the western portion of the land, developed with the residential flat dwellings, is consistent with the surrounding development. It provides new living opportunities for residents in very close proximity to the conveniences and services of the township, assisting with invigorating greater levels of activity within the Township and main street areas.

The range of uses identified in Zone PO /DPF 1.1 is consistent with the intended uses of the proposed development including shop, office, consulting rooms and residential uses.

The composition of commercial land use fronting the Onkaparinga Valley Road main street area and the 'rear allotment' residences within the quiet and tightly contained environment of Station Road is consistent with the performance outcomes sought in PO 1.3 and PO/DPF 1.4, importantly, not undermining the expressly intended commercial use of the land and amalgamating satisfactorily with both the commercial and residential characteristics of the locality.

Built Form and Character & building height and setbacks

The proposed form and character of the development is consistent with the form and scale of the existing development on both street frontages – citing the general composition and form of adjoining and nearby shop frontages and business premises on the Onkaparinga Valley Road frontage as well as the quiet residential character of the side streets and lanes.

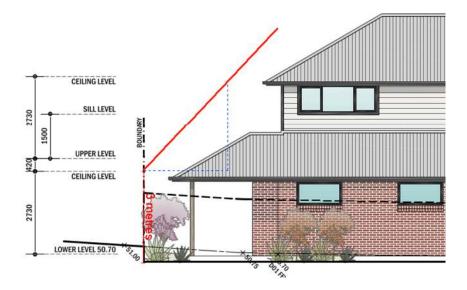
The proposed commercial building exhibits more modern architectural style, but the proposed roof form and external material composition including natural-looking stone facing and horizontal weatherboard, emulating older 'ship-lap' board cladding ties in with the historic nature and appearance of many of the existing buildings. The proposed residential flat dwellings similarly incorporate modern two-storey designs with material compositions such as red-brick and feature timberwork, eaves raking and timber feature barn doors to the primary garage, all compliment the older adapted dwellings which function as commercial premises and the existing nearby residential dwellings that are characteristic of the locality.

The proposed uses present a high degree of conformity with the character of both Station Road and Onkaparinga Valley Road and are consistent with the character values sought by the Zone, particularly in PO 2.1 and PO 2.3.

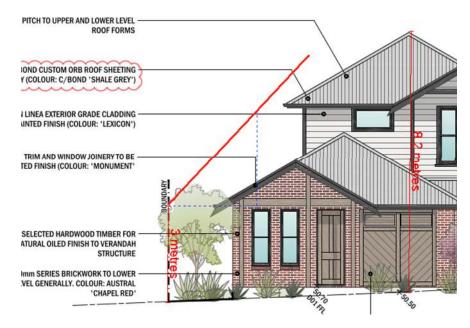
Most specific to the two-storey residential dwellings and their relationship to the surrounding residential land uses, the proposed development falls within the 2-levels maximum building height limitation in PO/DPF 3.1, and closely accords with the more specific 8 metres height threshold, only marginally exceeding the prescribed height by between 0.1 and 0.3 of a metre (10 to 30 centimetres). The building scale, height and position completely accords

with PO/DPF 3.2 relative to its northern and western boundaries achieving solar access in excess of the prescribed minimum values:

Northern (rear) boundary relationship:



Western (side) boundary relationship:



The overall composition of the proposed building designs and siting further accords with PO/DPFs 3.4, 3.5 and 3.6 in respect of their maximised usage of the site area, setbacks and consistency with the streetscapes.

Traffic, parking and access

Most specifically relevant to the commercial component of the proposed development, the car parking provisions are concealed behind the proposed building and accessed from Station Road, which minimises interruption of the streetscape's built form, appearance and full utilisation of the frontage to the main street precinct and well as avoiding conflicts with pedestrian movements along the main street frontages.

The composition of car parking is unlikely to adversely influence the residential land use amenity on the opposite side of Station Road, which are largely concealed/fenced in or, comprised of garage/shed walls and adjacent to driveway areas.

Overlay Planning Policies:

The proposal is not considered to have any impact and avoids interface with the *Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay, Native Vegetation Overlay,* and does not purport any impacts or interface with the State Maintained road, identified in the *Urban Transport Routes Overlay.* In respect of these policies, the proposal is considered to be non-prejudicial to the Desired Outcomes (DO) of the Overlay policies.

With respect to the *Hazards (Bushfire - Medium Risk) Overlay* – generally the proposal maintains built form / design which is simple in form and does not present as being unusually susceptible to any greater bushfire risk through its design or siting. The subject land and surrounding allotments do not present any abnormal risk through excessive vegetation creating a fire hazard. Access for this development is provided by the close relationship to the urban street network and the carparking area provides capability for access for fire appliances.

The following are considered to be relevant Overlay matters in assessment of the proposal as explained below:

Traffic Generating Development Overlay and Urban Transport Routes Overlay

The proposal provides satisfactory provision for vehicle movements, including resident and guest parking associated with the residential dwellings, provided by the two under-main-roof garages and the additional guest car parking space provided in the increased setback area in front of each of the secondary garages. In relation to the commercial component of the development, the proposed five-car parking area adjacent to the rear of the commercial building provides satisfactory provision for vehicle movements.

The access arrangement of the car parking solely from Station Road is considered unlikely to create any unreasonable impacts to the movement of vehicles to and from the sites or interfere with local traffic movement from Station Road onto Onkaparinga Valley Road, in accordance with Traffic Generating Development Overlay, Performance Objectives PO 1.1, 1.2 and 1.3. The arrangement of parking and intensity of land use is unlikely to produce such increase in traffic movements that would unreasonably impact on the safety or efficiency of the existing road networks.

General Planning Provisions:

The proposed new commercial building façade presents a more prominent corner address to both Station Road and Onkaparinga Valley Road. The design utilises an angled rebate in the Onkaparinga Valley Road aspect of the façade and a corner entrance point, opening up sightlines for vehicles and pedestrians at the corner of the property and generally provides an engaging corner treatment including glazing and, modest overhead, cantilevered canopies.

The new built form on this corner provides an easily interpretable point of access with well-defined pedestrian paths established from car parking areas to the entry point.

The overall development requires minimal earthworks for preparation of the building site, including car parking area at the rear of the commercial building, and the stepped building pad levels for each module of the residential flat building. Low retaining walls to a maximum of 0.65m are to be utilised along the northern and western boundaries to minimise landform modification across the site generally (for the residential flat building) and maintain a relatively consistent grade and even benching for a consistent built form.

Particularly in respect of the small set-backs between the proposed residential flat buildings and the Station Road boundary, the inclusion of landscaping as indicated in the proposed plans is considered imperative for the enhancement of the Station Road streetscape (refer to recommended condition 12).

Design of the dwellings has also taken into account the appearance of the street facing elevations ensuring that at least one window from a habitable room that has a minimum internal room dimension of 2.4m is facing the road and that the entry door is directly visible from the primary street boundary.

Design of the dwellings has also taken into consideration overlooking from upper-level windows, ensuring that all of the window sills are located at least 1.5m above the finished floor level with the exception of windows to bedroom 2 and 3 which do not have direct views into private open space area or habitable rooms.

Private open space provision for each of the residential flats is in the order of 30 m² incorporating soft landscaped garden areas and the rear patio / al-fresco living area which surpasses the general requirements for a 'dwelling' with a site area up to 300m² (minimum requirement is 24m² of Private Open Space). The proposed provision of Private Open Space is considered to be satisfactory in respect of the residential flats each having an effective site area in the order of 200m².

Carparking Appearance, access and manoeuvrability & Infrastructure and Renewable Energy Facilities

The proposed development is to be connected to the Community Wastewater Management Scheme infrastructure (CWMS) and reticulated mains water supply and therefore presents no issues in respect of on-site wastewater management or impacts to the Mount lofty Watershed Catchment area and the Onkaparinga River itself.

The proposed development is considered to generally accord with the design and Infrastructure requirements of the Code, identifying a highly compatible built form for the interface of commercial and residential localities and their distinctly separate characteristics. The built form presents a suitably consistent appearance as foreshadowed previously in this report, by incorporating design features and materials which assist in connecting the buildings to their surrounding localities and existing built form.

Suitable physical separation between the building(s) and side & rear boundaries exceeds the minimum requirements for solar access for adjacent residences. The proposed development's utilisation of high-level windows in the upper storey, with sill levels of 1.5 metres above finished upper floor level (in conjunction with the upper storey setbacks) are considered to adequately mitigate the risk of direct overlooking into adjacent private open space areas.

Transport, Access and Parking

The proposed residential flat building affords two undercover car parks within the dual, under-main-roof garages in accordance with PO/DPF 5.1 and Table 1 – and provides a single visitor car parking space in front of each dwelling's secondary garage, exceeding the visitor car parking requirements in Table 1.

In respect of car parking for the shop, the requirements state that the shop should achieve a prescribed parking ratio of 5.5 car parking spaces per 100m² GLFA. Again, noting that the useable floor space is reduced to 90m² when the staff room, toilet and cleaning area is excluded from the calculation, the 5-car parking area is likely to be satisfactory and functional for a retail shop, notwithstanding it does not meet the minimum prescribed requirements.

It is noted that the car parking area could potentially accommodate a further car park, increasing to 6 spaces, by utilising the landscaped area at the front (Station Road) western aspect of the car park, but would compromise the effect of the landscape screening and generally the proposed softened' appearance of the car parking area and pleasant aesthetics of the development and its delineation between the commercial and residential uses.

Notwithstanding the marginal failure to meet the car parking requirements for the building's use as a shop, the proposed 5 car parks will is considered to be suitable enough especially when considering the available on street car parking spaces along Onkaparinga Valley Road.

Access to the commercial component's car parking is situated in excess of the prescribed 6.0 metres from the tangent point of the intersection of Onkaparinga Valley Road and Station Road. The proposed commercial-related parking does not interface with, or affect any street furniture, street trees or any other street infrastructure. All new vehicle crossover points are required to be formalised by Council pursuant to Section 221 of the Local Government Act 1999.

Interface between Land Uses

Hours of operation proposed for the commercial premises is between 9am and 5:30 pm Monday to Sunday which is consistent with the trading hours of most businesses in the main street of Woodside and also within the scope of hours of operations as envisaged by DPF 2.2.

CONCLUSION

This assessment report provides a detailed assessment of the proposal against the most pertinent provisions of the Planning and Design Code.

The assessment has contemplated the statutory requirements of the Code and the *Planning, Development and Infrastructure Act 2016* in processing the application including referral to prescribed authorities, and public notification undertaken and, has considered the concerns of the representor with appropriate regard.

The proposed development detail has provided a sound basis for assessment of the proposal, which sufficiently determines that:

- The scale and nature of the proposed development presents an appropriate form of development within the Township Main Street Zone, having had regard to the existing, surrounding land uses as well as the proposed development's aesthetic contribution to the locality and the distinct characteristics of the Onkaparinga Valley Road and Station Road aspects, and
- The proposal presents a compact, quality building design and layout, including resident, visitor and customer car parking which, notwithstanding a marginal shortfall in customer parking appurtenant to the use of the commercial building as a shop, the proposed development is considered to satisfactorily cater for the intended land use and intensity without any obtuse traffic impacts or influence upon the existing pleasant amenity of the locality.
- The intended commercial use is envisaged for the zone and the design of the building ensures that the commercial building retains direct frontage and ease of access from Onkaparinga Valley Road as is the case with the existing commercial properties.
- Residential use is not considered to be prejudical to non-residential use, being development in conjunction with and to the rear of the proposed non-residential use ensuring that the property encourages and maintains an active and vibrant main street front.

Accordingly, it is recommended that Planning Consent be granted, subject to conditions of consent.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
- 2) Development Application Number 21021753, by Lou Fantasia Planning Pty Ltd for Residential flat building comprising 3 dwellings, commercial shop tenancy, associated car parking & associated landscaping at Flats 1-3/79 Onkaparinga Valley Road Woodside is GRANTED Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS

Planning Consent

- 1) <u>Development in Accordance With Approved Plans</u> The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
- 2) Commercial Lighting

Flood lighting shall be restricted to that necessary for security purposes only and shall be directed and shielded in such a manner as to not cause nuisance to adjacent properties.

3) External Finishes

The external finishes to the buildings herein approved shall be as follows:

Commercial Building:

- WALLS: Mixture of Scyon Linea Painted Lexicon and Sandstone Wall cladding or similar
- **ROOF:** Colorbond Shale Grey or similar

Residential Flat Building (comprising 3 dwellings):

WALLS: Mixture of Brick in Austral Chapel Red and Scyon Linea Painted Lexicon or similar ROOF: Colorbond Shale Grey or similar

4) Unloading And Storage Of Materials And Goods

All materials and goods associated with the commercial use shall at all times be loaded and unloaded within the confines of the subject land. Materials and goods shall not be stored on the land in areas delineated for use as car parking.

5) Opening Hours

The opening hours of the shop shall be 9:00am to 5:30pm - Monday to Sunday.

- 6) <u>Firefighting Water Supply- Mains Water Supply Available</u> A supply of water independent of reticulated mains supply shall be available for each of the dwelling at all times for fire-fighting purposes as follows:
 - a minimum supply of 2,000 (two thousand) litres of water shall be available for fighting purposes at all times; and
 - the water supply shall be located such that it provides the required water; and
 - the water supply shall be fitted with domestic fittings (standard household taps that enable an occupier to access a supply of water with domestic hoses or buckets for extinguishing minor fires); and

- the water supply outlet shall be located at least 400mm above ground level for a distance of 200mm either side of the outlet; and
- a water storage facility connected to mains water shall have an automatic float switch to maintain full capacity; and
- where the water storage facility is an above-ground water tank, the tank (including any support structure) shall be constructed of non-combustible material.
- 7) Stormwater Overflow Directed To Street

Stormwater management shall be undertaken in accordance with the stormwater management plan and calculations prepared by Jack Adcock Consulting Pty Ltd, project number JAC200769-DRG-C002, issue D dated 27/10/2021 and stormwater calculation dated 27 October 2021.

All roof run-off generated by the development hereby approved shall be directed to a rainwater tank with overflow to the street to the satisfaction of Council within one month of the roof cladding being installed. All roof and hard paved water runoff shall be managed to prevent trespass onto adjoining properties and into the effluent disposal area where an on-site waste control system exists.

8) Car Parking Designed In Accordance With Australian Standard AS 2890.1:2004

All car parking spaces, driveways and manoeuvring areas shall be designed, constructed, drained and linemarked in accordance with Australian Standard AS 2890.1:2004. Line marking and directional arrows shall be clearly visible and maintained in good condition at all times. Driveways, vehicle manoeuvring and parking areas shall be constructed of bitumen prior to occupation and maintained in good condition at all times to the reasonable satisfaction of the Council.

One (1) car parking space in the car park shall be designated as spaces for people with a disability and designed in accordance with Australian Standard 2890.1:2004.

9) <u>Residential Access Points</u>

The residential vehicle access point(s) and cross over shall be constructed in accordance with Adelaide Hills Council standard engineering detail SD13 – residential vehicular crossing concrete for sealed road with kerb and SD16 – allowable crossover locations, within 3 months of occupation/use of the development.

10) Commercial Access Points

The commercial vehicle access point and cross over shall be constructed in accordance with Adelaide Hills Council standard engineering detail SD16 – commercial industrial vehicular crossing concrete for sealed road with kerb and SD16 – allowable crossover locations, prior to occupation/use of the development.

11) Landscaping Protection In Car Parks

All landscaped areas and structures adjacent to driveways and parking areas shall be separated by a wheel stop device prior to the occupation of the development. Such devices shall not impede the free movement of people with disabilities.

12) Timeframe For Landscaping To Be Planted

Landscaping, detailed on the site and floor plan prepared by Nielsen Architects drawing number PA101 revision C shall be planted in the planting season following occupation and maintained in good health and condition at all times. Any such vegetation shall be replaced in the next planting season if and when it dies or becomes seriously diseased.

Conditions imposed by Commissioner of Highways under Section 122 of the Act

13) Vehicle Access Points

Vehicular access location and configuration to serve the site shall be in accordance with the Site Plan by Nielsen Architects (Drawing No. DA101, dated 3 February 2021).

14) Stormwater Run-off

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

ADVISORY NOTES

1) Planning Consent Expiry

This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision.

Building Consent must be applied for prior to the expiry of the DPC.

2) Erosion Control - During Construction

Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

3) Surveyed Boundaries

The onus of ensuring that any wall or fence is located in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a boundary survey being undertaken by a licensed land surveyor prior to the work commencing and when the wall is complete.

Advisory Notes imposed by Commissioner of Highways under Section 122 of the Act

4) Signage

It is recommended that the proposed signage is consistent with DIT's publication 'Advertising Signs: Assessment Guidelines for Road Safety'.

General Notes

- No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
- 3) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
- 4) Appeal rights General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- 5) A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced
 - i. until the appeal is dismissed, struck out or withdrawn; or

ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

OFFICER MAKING RECOMMENDATION

Name: Aaron Wilksch (Consultant Planner) and Doug Samardzija

Title: Statutory Planner

Address:	79 Onkaparinga Valley Road, Woodside
Zone:	Township Main Street Zone (TMS Zone)
Proposal:	Proposed mixed use development comprising:
	 a) commercial/retail building front Onkaparinga Valley Road with associated carparking and landscaping; and b) three, two storey residential flat buildings fronting Station Road with associated carparking and landscaping.
Elements:	Shop, Office & Residential Flat Buildings
Assessment Pathway:	Performance Assessment

Assessment Provisions (AP)

Desired Outcome

DO 1	A cohesive, active, accessible and welcoming main street environment for
	residents and visitors to shop, work, meet, entertain and relax.
DO 2	Development contributes to the vibrancy and activity of public spaces and reinforces the traditional main street character.
)	

Deemed-to-Satisfy Criteria / Designated Performance Feature

Land Use and Intensity

Performance Outcome

PO 1.1

DTS/DPF 1.1

Retail, office, entertainment	Deve	lopment comprises one or more of the following:	Complies
and recreation related uses	(a)	Advertisement	
are supplemented by other			The proposal involves
businesses that provide a	(d)	Consulting room	envisaged uses for a
range of goods and services	(e)	Dwelling	main street
to the local community and			
the surrounding district.	(i)	Office	
	(1)	Shop	
PO 1.2	DTS/	DPF 1.2	
Ground floor uses	Shop	, office, or consulting room uses are located on the	Complies
contribute to an active and	groui	nd floor level of buildings.	The non-residential
vibrant main street.	C	C C	building is single

PO 1.3 Residential development does not prejudice the

DTS/DPF 1.3 None are applicable.

Complies

storey and built to the main street frontage of the site operation of non-residential development and the longterm provision of services and facilities for wider community benefit.

PO 1.4

Dwelings are developed in conjunction with nonresidential uses to support business, entertainment and recreational activities.

Built Form and Character PO 2.1

Buildings and structures are designed to complement the traditional low-scale main street built form by ensuring wall, parapet and roof height, verandah profile, and materials of construction are consistent with adjacent traditional main street buildings.

PO 2.2

Buildings preserve main street character by complementing key traditional shop-front elements such as narrow building and tenancy footprint with frequently repeated frontages, clearglazed narrow shop front displays above raised display levels (base stall boards) and recessed entries.

PO 2.3

Buildings are adaptable and flexible to accommodate a range of land uses, including shops, offices,

DTS/DPF 1.4

Dwellings are developed in conjunction with non-residential uses and sited:

- (a) at upper levels of buildings with non-residential uses located at ground level or
- (b) behind non-residential uses on the same allotment.

DTS/DPF 2.1

None are applicable.

DTS/DPF 2.2 None are applicable. The proposal seeks to replace the existing 3 flats with better accommodation and enable the development of a commercial building to the main street to support the function of the Town Centre.

Complies

The flats will be located behind the commercial building

Complies

The commercial building will be single storey with a front verandah in keeping the traditional scale and built form of the main street.

Complies

The proposed building will be single tenancy premises.

DTS/DPF 2.3 Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m.

Complies

The commercial building has ana adaptable floor space consulting rooms and residential land uses.

PO 2.4

Buildings create visual interest and an active interface with the main street frontage and maximise passive surveillance.

PO 2.5

Pedestrian shelter and shade are provided over footpaths through the use of structures such as awnings, canopies and verandas.

PO 2.6

Dwellings are generally sited behind or above nonresidential uses on the same site to maintain vibrancy and activity along the main street.

PO 2.8

Development contributes to and does not interfere with provision of an efficient and convenient pedestrian network linking the main street to adjoining zones.

Building height and setbacks

PO 3.1

Building height is 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 rise, with height commensurate with the development site's frontage and depth as well as the main street width, so that the impacts of building mass

DTS/DPF 2.4

Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.

DTS/DPF 2.5 None are applicable.

DTS/DPF 2.6 None are applicable.

DTS/DPF 2.8 None are applicable.

DTS/DPF 3.1

Building height is not greater than: (a) the following:

Maximum Building Height (Metres)

Maximum building height is 8m

Maximum Building Height (Levels)

Maximum building height is 2 levels

- (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)):
 - (i) where the site has a frontage of at least 25m and depth of at least 50m - 3 building levels up to a height of 12m

that can be used for shops, offices and /or consulting rooms

Complies

The main street façade has ahigh glazing to solid ratio.

Complies

The building has a verandah along the main street facade

Complies

The three dwellings which are oriented to front Station Road are located behind the main street commercial building

Complies

The development will not impact or alter the existing pedestrian network in the locality

Complies

The main street commercial building is single storey in keeping the domi8nate built form along the main street. The flats are two storey and less than 8.0 metres in height. on adjoining properties and the streetscape are minimised.

PO 3.2

Buildings mitigate the visual impacts of massing on residential development within a neighbourhoodtype zone.

PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhoodtype zone.

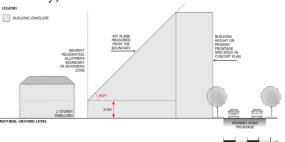
(ii) in all other cases - 2 building levels up to a height of 9m.

In relation to DTS/DPF 3.1, in instances where:

- (c) more than one value is returned in the same field for DTS/DPF 3.1(a), refer to the Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development
- (d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

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 are two storey in 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):



Buildings on sites with a southern boundary adjoining the

Complies

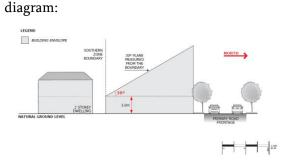
The rear dwellings height with the ground floor setback 2.0 metres and 4.0 metres at the upper level from the adjoining residence which is in the same zone.

Complies boundary of an allotment used for residential purposes in The proposed two storey dwellings will have minimal north measured from a height of 3m above natural ground shadowing impacts level at the southern boundary, as shown in the following on the adjoining dwelling due the orientation of the

subject site and separation distance between the existing and proposed dwellings.

a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading

DTS/DPF 3.3



PO 3.4

Buildings are constructed to the front boundary to achieve a continuity of street façade to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate, active spaces.

PO 3.5

Buildings are constructed to side boundaries to achieve a continuity of street façade to the main street.

DTS/DPF 3.4 None are applicable.

DTS/DPF 3.5

Building walls are located on side boundaries.

Complies

The commercial building is built to the front boundary and with the verandah provides opportunity for an active footpath area.

Complies

The commercial building is built in the same position as the existing building to the side, side street and front boundaries maintaining continuity with the streetscape

Complies

The dwellings as setback a minimum of rear boundary of the adjoining dwellings which is also in the TMS Zone

NA

Complies All vehicular access from the development is gained from Station Road, the side street

PO 3.6

Buildings are set back from rear boundaries (other than where these are also street boundaries) to minimise impacts on neighbouring properties, including access to natural light and ventilation.

PO 3.7

Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles.

Traffic, parking and access PO 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.

DTS/DPF 3.6

Buildings are set back 3m or more 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 2.0 metres from the on the adjoining land.

DTS/DPF 3.7

Buildings are set back from the rear access way have

- (a) no minimum 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.

None are applicable.

DTS/DPF 4.1

DTS/DPF 4.2

Vehicle parking is located behind buildings away from the primary main street frontage and designed to minimise impacts on residential amenity.

Vehicle parking areas are located behind the building line No vehicular access is of the associated building.

Complies in part.

proposed to the main street. All vehicular access to parking areas is provided to the side street Station Road. The location of the proposed driveway accesses will not compromise the residential amenity at the western end of Station Road.

Concept Plans

PO 6.1

PO 4.2

Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.

DTS/DPF 6.1

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 6.1, 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 6.1 is met.

Hazards (Bushfire - Medium Risk) Overlay

Desired Outcome

unacceptable bushfire

risk as a result of

	Development	, including land division responds to the medium level of	NA
	bushfire risk a	and potential for ember attack and radiant heat by siting and	The subject land is
0 0		ldings in a manner that mitigates the threat and impact of ife and property taking into account the increased frequency	located on the town's main street
		of bushfires as a result of climate change.	mani street
DO 2	To facilitate a lives and asset	Compiles	
Performan	ce Outcome	Deemed-to-Satisfy Criteria / Designated Performance Featur	re
Siting			
PO 1.1		DTS/DPF 1.1	NA
Buildings and structures		None are applicable.	The subject land is
are located away from			located on the town's
areas that pose an			main street and away

NA

for areas that pose an

unacceptable bushfire risk

vegetation cover and type, and terrain.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

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.	Complies
	Vegetation Overlay 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.	Complies There is no native vegetation on the subject land

Traffic Generating Development Overlay

Desired	Outcome
---------	---------

DO 1		ent operation of Urban Transport Routes and Major Urban tes for all road users.	Complies The proposal will not interfere with the safe and efficient operation of adjoining roads.
DO 2	Provision of sa major urban tr	fe and efficient access to and from urban transport routes and ansport routes.	NA
Performanc	e Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Traffic Gen	erating Develop	ment	
minimise it impact on t efficiency a performanc	-	DTS/DPF 1.1	Complies No access is provided to a State Maintained Road.
designed to the type and traffic likely	its sited and accommodate d volume of y to be ov development		Complies All access will be via a local access road which has the capacity to accommodate the anticipated traffic

volumes from the development

generated by development.

PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.

Complies

The commercial driveway located over 8.0 metres from the main street kerb and provided ample space for the short term queuing of vehicles in Station Road

Urban Transport Routes Overlay

Desired Outcome			
DO 1	Safe and efficient operation of Urban Transport Routes for all C road users.		
DO 2	Provisi Transp	Complies	
Performance Outcome I	Deemed-	to-Satisfy Criteria / Designated Performance Feature	
Access - Safe Entry and Exit	(Traffic	Flow)	
PO 1.1	DTS/D	PF 1.1	Complies
Access is designed to	(c) wh	ere the development will result in 7 or more	-
allow safe entry and exit		ngs, or is a non-residential land use:	
to and from a site to meet the needs of development	(i)	it will not result in more than one access point servicing the development site	
and minimise traffic flow	(ii)	vehicles can enter and exit the site using left turn	
interference associated	(;;;)	only movements vehicles can enter and exit the site in a forward	
with access movements along adjacent State	(iii)	direction	
maintained roads.	(iv)	vehicles can cross the property boundary at an angle	
mumumeu rouus.	(11)	between 70 degrees and 90 degrees	
	(v)	it will have a width of between 6m and 7m	
		(measured at the site boundary), where the	
		development is expected to accommodate vehicles	
		with a length of 6.4m or less	
	(vi)	it will have a width of between 6m and 9m	
	. ,	(measured at the site boundary), where the	
		development is expected to accommodate vehicles	
		with a length from 6.4m to 8.8m	
	(vii)	it will have a width of between 9m and 12m	
		(measured at the site boundary), where the	
		development is expected to accommodate vehicles	
		with a length from 8.8m to 12.5m	
	(viii)	provides for simultaneous two-way vehicle	
		movements at the access:	
		(A) with entry and exit movements for vehicles with	
		a length up to 5.2m vehicles being fully within	
		the kerbside lane of the road	

and

(B) with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.

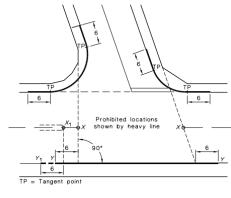
Access - On-Site Queuing PO 2.1 Sufficient accessible on- site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements. Access – Location (Spacing	DTS/DPF 2.1 g) – New Acc			Complies There is adequate on-site space within the carpark for the queuing of vehicles.
PO 4.1 New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient	(a) where a and 6 dy a Contro 60km/h local roa	ss point satisfies (a) a development site wellings and has fr olled Access Road) or less, the new ac	, (b) or (c): is intended to serve between 1 ontage to a local road (not being with a speed environment of cess point is provided on the nimum of 6.0m from the Separation from public road	Complies
operating conditions on the road.	Speed Limit 50 km/h	between access points No spacing	junctions and merging/terminating lanes 20m	
	or less 60 km/h	requirement 30m	73m	
	70 km/h	40m	92m	
	80 km/h	50m	114m	
	90 km/h	65m	139m	
	100 km/h	80m	165m	

193m

110 km/h

100m

(b) tangent point as shown in the following diagram:



The points marked X_1 and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension $T \sim \text{ textends to Point } Y_1$.

NOTE

- (c) where the development site is intended to serve between 1 and 6 dwellings and access from a local road (being a road that is not a State Maintained Road) is not available, the new access:
 - (i) is not located on a Controlled Access Road
- (ii) is not located on a section of road affected by double barrier lines
- (iii) will be on a road with a speed environment of 70km/h or less
- (iv) s located outside of the bold lines on the diagram shown in the diagram following part (a)
- (v) located minimum of 6m from a median opening or pedestrian crossing
- (d) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

Access - Location (Sight Lines)

PO 5.1

Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

Access - Stormwater

PO 7.1

Access points are designed to minimise negative impact on roadside drainage of water.

DTS/DPF 7.1

Development does not:

- (a) decrease the capacity of an existing drainage point
- (b) restrict or prevent the flow of stormwater through an existing drainage point and system.

Complies

The proposed driveways provide for adequate sight lines for pedestrians and drivers.

Complies

The proposed stormwater system has been designed in accordance with

Council requirements

NA

There is no encroachment

Corner Cut-Offs

PO 10.1

road users.

PO 8.1

Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.

Building on Road Reserve

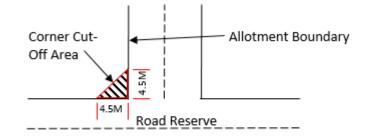
Buildings or structures that encroach onto,

reserves are designed and sited to minimise impact on safe movements by all

above or below road

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:



Not Comply

The commercial building will encroach into the theoretical corner cutoff area. However, the building has been designed with small cutoff and with the wide main street footpath will maintain appropriate lines of sight for vehicles exiting Station Road.

General Development Policies

Clearance from Overhead Powerlines

Desired Outcome

DO 1 Protection of human vicinity of overhead t	health and safety when undertaking development in the cransmission powerlines.	Complies
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential	DTS/DPF 1.1One 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	Complies

hazard to people and property.

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

DO 1

Desired Outcome

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

All development

External Appearance

PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.	Complies The commen building has sited and des to reinforce street corner
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.	Complies The proposa provides a ve to the main s
PO 1.3	DTS/DPF 1.3	Complies

Complies

mercial

has been l designed orce the rner.

posal a veranda ain street.

None are applicable.

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.

PO 1.4

Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:

(a) positioning plant and equipment in unobtrusive locations
viewed from public roads and spaces
(b) screening rooftop
plant and equipment
from view when located
on the roof of nonresidential development,
locating the plant and
(c) equipment as far as
practicable from adjacent
sensitive land uses.

PO 1.5

The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.

DTS/DPF 1.4

Development does not incorporate any structures that protrude beyond the roofline.

DTS/DPF 1.5 None are applicable.

Will comply

Details will be provided at the building rules assessment stage.

Complies

A waste storage area is provided at the rear of the commercial building behind the building.

The dwellings will use domestic refuse bins kept in the site of each dwelling.,

Safety

PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable. PO 2.2

Development is designed to differentiate public, communal and private areas.

PO 2.3

Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.

PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.

PO 2.5 Common areas and entry

points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.

Landscaping

PO 3.1

Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection maximise shade and shelter (b)maximise stormwater infiltration DTS/DPF 2.1 None are applicable.

DTS/DPF 2.2 None are applicable.

DTS/DPF 2.3 None are applicable.

DTS/DPF 2.4 None are applicable.

DTS/DPF 2.5 None are applicable.

DTS/DPF 3.1 None are applicable.

Complies

All buildings have been sited and designed to with active spaces and living areas overlooking the street.

Complies

The rear dwellings will have front fence separating the public and private domain

Complies

Complies

Complies

Complies

(c)enhance the appearance of land and streetscapes contribute to biodiversity.

Environmental Performance

DTS/DPF 4.1

DTS/DPF 4.2

DTS/DPF 4.3

None are applicable.

None are applicable.

None are applicable.

PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.

PO 4.2 Buildings are sited and

designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.

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.

On-site Waste Treatment Systems

PO 6.1

Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.

DTS/DPF 6.1

Effluent disposal drainage areas do not:

- (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space
- (b) use an area also used as a driveway
- (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Complies

Complies

Wil comply

Complies

The proposal incorporates holding and septic tanks connected to Council's Community Waste Management system (CWMS)

Refer RFE report

Carparking Appearance

PO 7.1 Development facing the street is designed to minimise the negative impacts of any semibasement 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.

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.

PO 7.3

Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.

PO 7.4

Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.

PO 7.5

Street level parking areas incorporate soft

DTS/DPF 7.1 None are applicable. NA

The proposal does not include any semi basement or undercroft parking

Complies

The Station Road frontage of the commercial and residential development will be appropriately landscaped.

Complies

Complies

Complies

DTS/DPF 7.2 None are applicable.

DTS/DPF 7.3 None are applicable.

DTS/DPF 7.4 None are applicable.

DTS/DPF 7.5 None are applicable.

landscaping to improve visual appearance when viewed from within the site and from public places.		
PO 7.6	DTS/DPF 7.6	Complies
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	Complies
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. Earthworks and slopin	None are applicable. ng 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. 	Complies
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. 	Complies
PO 8.3	DTS/DPF 8.3	
Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a)do not contribute to the instability of embankments	None are applicable.	Complies

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.

Development on sloping

includes on-site drainage systems to minimise

land (with a gradient exceeding 1 in 8) avoids the alteration of natural

drainage lines and

PO 8.4

erosion.

DTS/DPF 8.4 None are applicable.

NA

NA

PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.

Overlooking / Visual Privacy (in building 3 storeys or less)

DTS/DPF 8.5

None are applicable.

PO 10.1

Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.

PO 10.2

Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms adjoining residential uses.

DTS/DPF 10.1

Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: High level windows

- (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, dwellings. The rear permanently fixed no more than 500mm from the upper levels window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.

DTS/DPF 10.2

One of the following is satisfied:

- (a) the longest side of the balcony or terrace will face a public There are no road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace; or
- and private open space of (b) all sides of balconies or terraces on upper building levels are the 3 dwellings. permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:
 - (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land; or (iii) 1.7m above finished floor level in all other cases

Complies

Complies

with sill height of

provided to the rear

northern elevation

1500mm will be

of the proposed

balconies terraces or decks proposed for

All Residential development

Front elevations and passive surveillance

PO 11.1	DTS/DPF 11.1	Complies
Dwellings incorporate	Each dwelling with a frontage to a public street:	
windows along primary	(a) includes at least one window facing the primary street	
street frontages to	from a habitable room that has a minimum internal	
encourage passive	room dimension of 2.4m	
surveillance and make a	(b) has an aggregate window area of at least 2m2 facing the	
positive contribution to	primary street.	
the streetscape.		
Outlook and amenity		

PO 12.1

Living rooms have an external outlook to provide a high standard of amenity for occupants.

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.

Garage appearance

PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.

DTS/DPF 12.1 Complies 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.

DTS/DPF 12.2 None are applicable.

DTS/DPF 14.1

Garages and carports facing a street:

- (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling
- (b) are set back at least 5.5m from the boundary of the primary street
- (c) have a garage door / opening not exceeding 7m in width
- (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.

Massing

PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.

DTS/DPF 15.1 None are applicable

Complies

Complies

Complies

Private Open Space

PO 17.1

Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.

Water Sensitive Design

PO 18.1

Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.

PO 18.2

Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.

DTS/DPF 18.1

NA Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:

- (a) 80 per cent reduction in average annual total suspended solids
- (b) 60 per cent reduction in average annual total phosphorus
- (c) 45 per cent reduction in average annual total nitrogen.

DTS/DPF 18.2

Development creating a common driveway / access that services 5 or more dwellings:

NA

Complies

(a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased

or

captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and

(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.

Car parking, access and manoeuvrability

PO 19.1

convenient.

DTS/DPF 19.1

Enclosed parking spaces Residential car parking spaces enclosed by fencing, walls or are of a size and other structures have the following internal dimensions dimensions to be (separate from any waste storage area): functional, accessible and (a) single width car parking spaces: (i) a minimum length of 5.4m per space

> (ii) a minimum width of 3.0m

Complies

DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.

- (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 a minimum width of 5.4m (ii) (iii) minimum garage door width of 2.4m per space. DTS/DPF 19.2 Uncovered car parking spaces have: Complies (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 DTS/DPF 19.4 Complies 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. DTS/DPF 19.5 PO 19.5 Complies Driveways are designed to Driveways are designed and sited so that: enable safe and convenient (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of vehicle movements from the public road to on-site the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that parking spaces. 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
 - along the boundary of the allotment / site

Waste storage

PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.

DTS/DPF 20.1 None are applicable.

Group dwelling, residential flat buildings and battle-axe development

Complies

(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

PO 19.2

Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.

PO 19.4

Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.

Amenity

Amenity			
PO 22.1 Dwellings are of a suitable size to accommodate a	DTS/DPF 22.1 Dwellings have with the follow	e a minimum internal floor area in accordance ving table:	Complies
layout that is well organised and provides a high standard of amonity	Number of bedrooms	Minimum internal floor area	
high standard of amenity for occupants.	Studio	35m2	
ioi occupation	1 bedroom	50m2	
	2 bedroom	65m2	
	3+ bedrooms	80m2 and any dwelling over 3 bedrooms provides an additional 15m2 for every additional bedroom	
PO 22.2	DTS/DPF 22.2		Complies
The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	None are applic	cable.	
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applic	cable.	Complies
Communal Open Space			
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applic	cable.	NA
Carparking, access and		bility	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	on-street parkin accordance wit minimum 0.33 (rounded up to	et parking is available directly adjacent the site, ng is retained adjacent the subject site in h the following requirements: on-street car parks per proposed dwellings the nearest whole number) park length of 5.4m where a vehicle can enter directly	Not Comply On-site park provided for vehicles which includes 2 via spaces in exc the parking

ly

king is r nich visitor cess of the parking

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.

Access to group dwellings or dwellings within a residential

flat building is provided via a single common driveway.

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.

PO 24.3

DTS/DPF 24.3

DTS/DPF 24.2

Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.

Driveways that service more than 1 dwelling or a dwelling on **Complies** a battle-axe site:

- (a) have a minimum width of 3m
- for driveways servicing more than 3 dwellings:
- (b) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street
- (c) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.

PO 24.4

Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.

PO 24.5

Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. PO 24.6

Dwellings are adequately separated from common driveways and manoeuvring areas.

Soft Landscaping

DTS/DPF 24.4

Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.

DTS/DPF 24.5

Driveways providing access to more than one dwelling, or a 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 24.6

Dwelling walls with entry doors or ground level habitable **Complies** room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.

requirements for dwelling.

Not Comply The proposed development will provide a built form appearance along Station Road in keeping with the existing pattern of residential development on the northern side of the street.

NA

PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. PO 25.2	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. DTS/DPF 25.2	
Soft landscaping is	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).	Complies
Site Facilities / Waste	Storage	
PO 26.1 Provision is made for suitable mailbox facilities	DTS/DPF 26.1 None are applicable.	Complies
close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.		
PO 26.2	DTS/DPF 26.2	Complies
Provision is made for suitable external clothes drying facilities.	None are applicable.	
PO 26.3	DTS/DPF 26.3	Complies
Provision is made for suitable household waste and recyclable material storage facilities which are: (a)located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and	None are applicable.	
the waste collection point.		
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.	Complies
PO 26.5	DTS/DPF 26.5 None are applicable.	Complies

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.

PO 26.6 Services including gas and water meters are conveniently located and screened from public view.

DTS/DPF 26.6 None are applicable.

Table 1 - Private Open Space

capacity to meet the

Dwelling Type	Minimum Rate	
Dwelling (at ground level)	Total private open space area: Site area $<301m2$: 24m2 located behind the building line. Site area $\ge 301m2$: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m.	Complies Min POS of 38n2 per dwelling
Dwelling (above ground level)	 Studio (no separate bedroom): 4m2 with a minimum dimension 1.8m One bedroom: 8m2 with a minimum dimension 2.1m Two bedroom dwelling: 11m2 with a minimum dimension 2.4m Three + bedroom dwelling: 15m2 with a minimum dimension 2.6m 	NA

Infrastructure and Renewable Energy Facilities

Desired O	outcome		
DO 1 facilities and ancillary environmentally and c		nfrastructure networks and services, renewable energy development in a manner that minimises hazard, is ulturally sensitive and manages adverse visual impacts on capes and residential amenity.	Will Comply
Performai	nce Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Water S	Supply		
reticula	2 ngs are connected to a nted water scheme or water supply with the	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	Complies

development. Where this is not available it is

Will comply

requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.

Wastewater Services

PO 12.1

Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:

- (a) it is wholly located and contained within the allotment of the development it will service in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems
- (b) are included to minimise the risk of pollution to those water resources
- (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.

PO 12.2

Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.

Interface between Land Uses

Desired Outcome

serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: exclusively for domestic use connected to the roof drainage system of the dwelling.

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:

the system is wholly located and contained within the allotment of development it will service; and the system will comply with the requirements of the South Australian Public Health Act 2011.

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.

NA

Complies

The development will be connected to CWMS

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Overshadowing PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.	Complies The dwellings are oriented north- south and so there will be very little shadowing if any on the adjoining
enable access to direct winter sunlight.		residential property to the west.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	 DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space. 	Complies As above

Development is located and designed to mitigate adverse effects on or from

neighbouring and proximate land uses.

Site Contamination

Desired Outcome

DO 1

Complies

The site has been used for residential purposes where there is little risk of site contamination.

Complies

Ensure land is suitable for the proposed use in circumstances where it is, or may DO 1 have been, subject to site contamination.

Performance Outcome

PO 1.1

land use changes to a more sensitive use.

Deemed-to-Satisfy Criteria / Designated Performance Feature DTS/DPF 1.1 NA Ensure land is suitable for use when Development satisfies (a), (b), (c) or (d): The site in part will (a) does not involve a change in the use of land continue to be used involves a change in the use of land that does not for residential constitute a change to a more sensitive use purposes.

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)

- (b) 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:
- (c) 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 thatsite contamination does not exist (or no longer exists) at the land or
 - (i) the land is suitable for the proposed use or range of uses (without the need for any further remediation)
 - or
 - (ii) 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

DTS/DPF 5.1

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

Transport, Access and Parking

Desired Outcome

A comprehensive, integrated and connected transport system that is safe, Complies DO 1 sustainable, efficient, convenient and accessible to all users.

Deemed-to-Satisfy Criteria / Designated Performance
Feature

Vehicle Parking Rates

Performance Outcome

PO 5.1

Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to

Complies 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: meet the needs of the development Transport, Access and Parking Table 1 - General Offor land use having regard to factors Street Car Parking Requirements

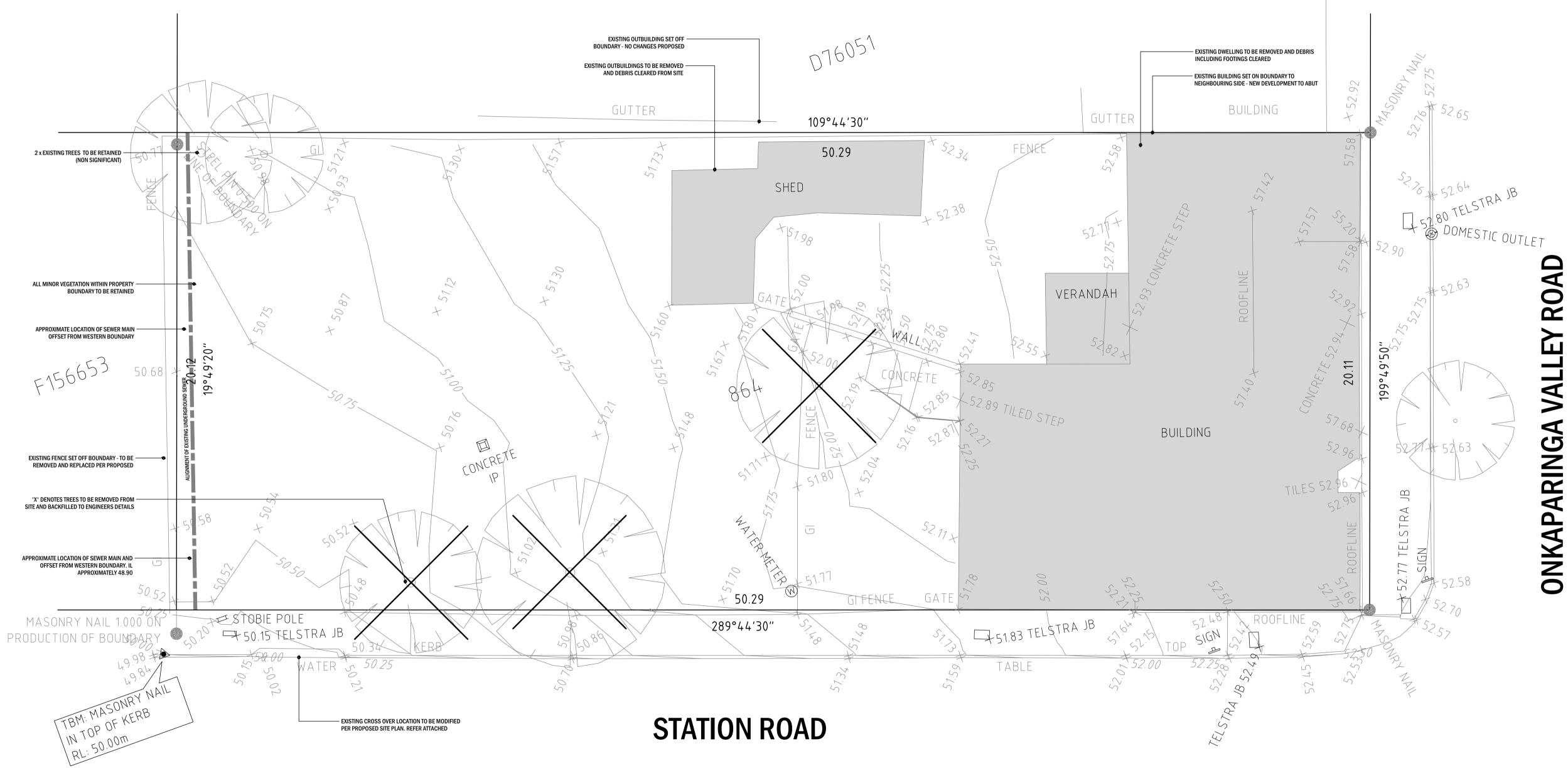
that may support a reduced on-site
that may support a reduced on-site
rate such as:
(a) availability of on-street car
parking shared use of other
parking areas in relation to a
mixed-use development, where
the hours of operation of
commercial activities
complement the residential use
of the site,
(b) the provision of vehicle
parking may be shared

parking may be shared the adaptive reuse of a State or Local Heritage Place.

Table 1 - General Off-Street Car Parking Requirements

	Car Parking Rate (unless varied by Table 2 onwards)	
	Where a development comprises more than one	
Class of Development	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		
-	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	Complies
		A total of 4 on-site
Residential Flat Building	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.	parking spaces are provided for each dwelling ie 2 covered and 2
	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.	visitor parking spaces
Commercial Uses		
		Complies
Office	4 spaces per 100m2 of gross leasable floor area.	Requires 5 spaces
	r spaces per rooming of gross reasure froor area.	Provides 5 spaces
	5.5 spaces per 100m2 of gross leasable floor area where not	Not Comply
	located in an integrated complex containing two or more	Requires 7
	tenancies (and which may comprise more than one	- shortfall of 2
	building) where facilities for off-street vehicle parking,	spaces.
	vehicle loading and unloading, and the storage and	Considered minor in
	collection of refuse are shared.	the context of a
Shop (no commercial kitchen)	concetion of refuse are shared.	main street.
bhop (no commercial meenen)	5 spaces per 100m2 of gross leasable floor area where located	mum street.
	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	

Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.	Complies
Shop (in the form of a restaurant or involving a commercial kitchen)	 Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point. 	NA Not subject of this application
Health Related Uses		
Consulting room	4 spaces per consulting room excluding ancillary facilities.	NA Not subject of this application





AREAS | DEMOLITION EXISTING DWELLINGS CLASS 10A 270 m² 55m² <u>TOTAL</u> <u>325m²</u>



CLIENT: MR. A. STRATFORD ADDRESS: 79 ONKAPARINGA VALLEY ROAD, WOODSIDE DRAWING: DRAWN BY: EXISTING SITE PLAN LT PROJECT NO 2507

DRAWING NO:

PA100



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UPPER LEVEL SCALE 1 : 200 @ A3 SCALE 1:100 @ A1				
AREAS D1				
LOWER LIVING UPPER LIVING GARAGE ALFRESCO VERANDAH	81 m ² 65m ² 42m ² 12m ² 4m ²			
TOTAL	<u>204m²</u>			
PRIVATE OPEN SPACE SITE AREA	48m² 241m²			
AREAS D2				
LOWER LIVING UPPER LIVING GARAGE ALFRESCO VERANDAH	81 m ² 65m ² 42m ² 12m ² 4m ²			
TOTAL	<u>204m²</u>			
PRIVATE OPEN SPACE SITE AREA	38m² 199m²			
AREAS D3				
LOWER LIVING UPPER LIVING GARAGE ALFRESCO VERANDAH	81 m ² 65m ² 42m ² 12m ² 4m ²			
TOTAL	<u>204m²</u>			
PRIVATE OPEN SPACE SITE AREA	39m² 200m²			
AREAS C1	\sim			
FOOTPRINT CANOPY	122m ² 12m ²			
<u>TOTAL</u>	$\frac{134m^2}{2}$			
SITE AREA	372m ²			

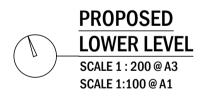
PROPOSED



LANDSCAPING SCHEDULE

SPECIES PLANTED H. MATURE H. APRX SPC. COMMON NAME FEATURE PLANTS 1. Acer japonicum Japanese Maple 2.0M 5.0M AS SHOWN 9M 6M 2. Pyrus calleryana 2.0M AS SHOWN **Callery Pear** 2.0M AS SHOWN 3. Robinia pseudoacacia Frisia SHRUBS & GROUND COVERS 0.2M 0.75M 0.2M 0.5M 0.2M 0.5M 0.6M 1.0M 4. Liriope muscari 'Evergreen Giant' Tanika 'Matt Rush' 5. Lomandra tanika 6. Scaevola aemula 'Fairy Fan-Flower' CREEPER 7. Acacia cognata dw. spp. Acacia 'Limewire' 0.2M 1.0M 2.0M

LANDSCAPING ALL TO BE CONFIRMED BY OWNER. LANDSCAPED AREAS TO BE SERVICED BY POLYPIPE DRIPPER SYSTEM WITH AUTOMATIC OPERATION



- CANOPY SET IN LINE WITH MAIN FRONTAGE, PROJECTING OVER FOOTPATH

·····

COMMERCIAL BUILDING TO BE BUILT ON BOUNDARY AS PER EXISTING DEVELOPMENT AND TYPICAL FOR THE AREA. TO BE CONFIRMED AND SET OUT BY LICENSED SURVEYOR PRIOR TO CONSTRUCTION



PROJECT PROPOSED MIXED USE

DEVELOPMENT MR. A. STRATFORD

ADDRESS 79 ONKAPARINGA VALLEY ROAD, WOODSIDE

DRAWING: PROPOSED SITE LT AND FLOOR PLAN PROJECT NO 2507 SCALE: 1:100 @ A1

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DRAWING NO:

PA101

09.02.22 CHECKED:

DRAWN BY

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ROA Ъ VALL **ONKAPARINGA**

Ø

ONKAPARINGA VALLEY ROAD



SCALE 1 : 100

SCALE 1 : 100

- FIXED ALUMINIUM HIGHLEVEL WINDOWS. COLOUR: 'MONUMENT'



PLANNING ISSUE PROJECT: PROPOSED MIXED USE

DEVELOPMENT MR. A. STRATFORD

ADDRESS: 79 ONKAPARINGA VALLEY ROAD, WOODSIDE

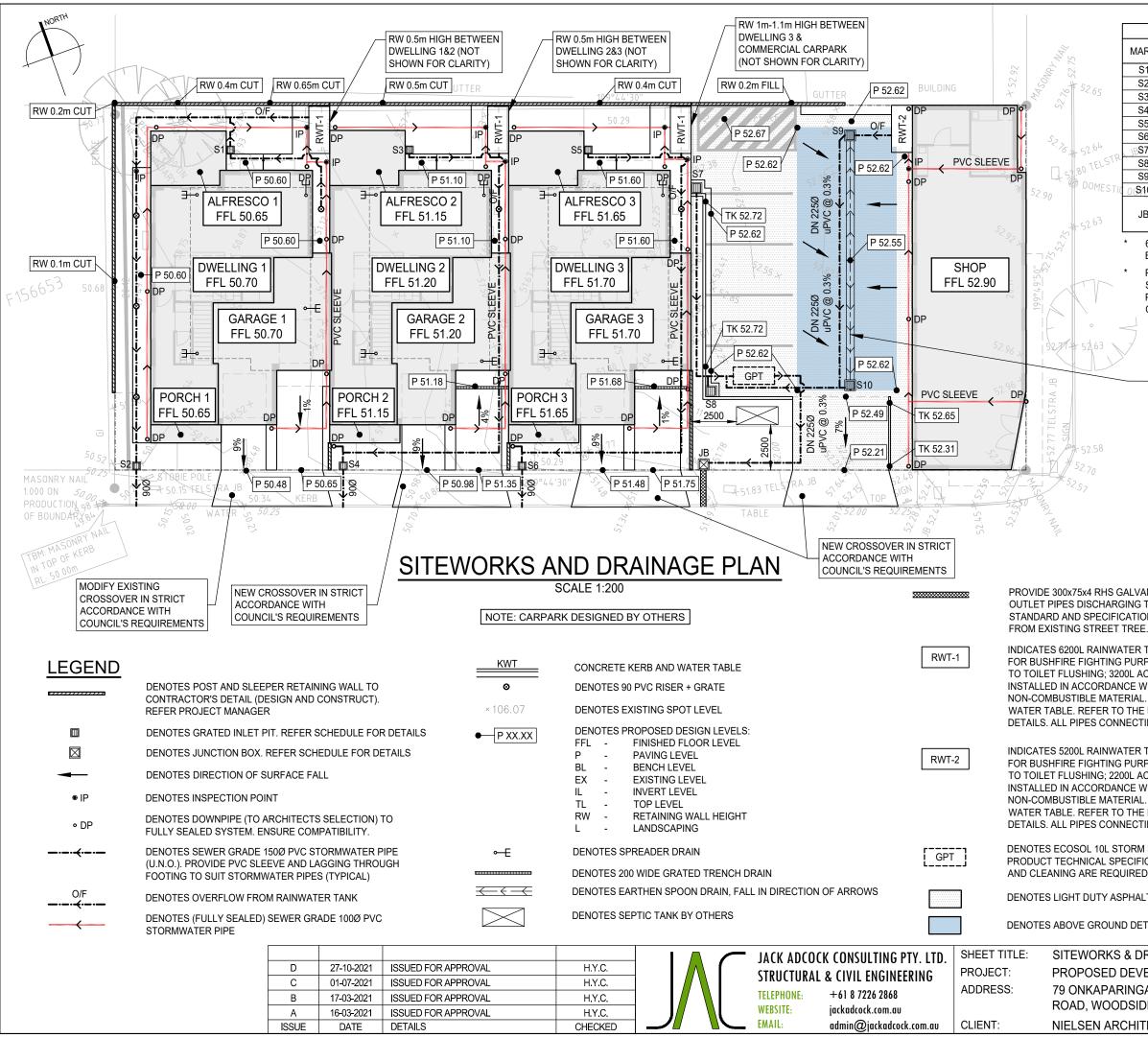
DRAWING: PROPOSED ELEVATIONS PROJECT NO: 2507 SCALE: 1:100 @ A1

DRAWING NO:

PA300

DRAWN BY: LT DATE: 09.02.22 CHECKED: PN REV: D

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	SUMP/JUNCTION BOX SCHEDULE		
MARK SIZE		LEVELS	
S1	300sq. SUMP	TL = 50.58, INV OUT = 50.28	
S2	300sq. SUMP	TL = 50.52, INV IN = 50.02, INV OUT = 50.10	
S3	300sq. SUMP	TL = 51.08, INV OUT = 50.78	
S4	300sq. SUMP	TL = 50.75, INV IN = 50.45, INV OUT = 50.60	
S5	300sq. SUMP	TL = 51.58, INV OUT = 51.28	
S6	300sq. SUMP	TL = 51.50, INV IN = 50.90, INV OUT = 51.15	
JBS7	600sq. GIP *	TL = 52.58, INV OUT = 52.28	
S8	600sq. GIP *	TL =52.53, INV OUT = 52.23	
S9	600sq. GIP *	TL = 52.52, INV IN = 52.07, INV OUT = 52.07	
0(S10	600sq. GIP *	TL = 52.52, INV IN = 52.07, INV OUT = 52.07	
JB	600sq. JUNCTION BOX	TL = 51.95, INV IN = 51.50, INV OUT = 51.75	
* 600sq. GRATED INLET PIT CLASS D, PROVIDE ECOSOL LITTER BASKET INSTALLED TO MANUFACTURER'S SPECIFICATIONS.			

S1-6 INSTALLED TO MANUFACTURER'S SPECIFICATIONS. PROVIDE 20mm DIAMETER ORIFICE PLATE TO S2, S4 AND S6 OUTLET AND 36mm DIAMETER ORIFICE PLATE TO GPT OUTLET.

 FLOOD WATER HEIGHT 0.07m.
REFER TO JAC'S STORMWATER
FLOOD WATER HEIGHT 0.07m. REFER TO JAC'S STORMWATER DESIGN CALCULATION. FLOOD
RL ~ 52.62

PROVIDE 300x75x4 RHS GALVANISED STEEL OUTLET DISCHARGE PIPE. ALL STORMWATER OUTLET PIPES DISCHARGING TO KERB & GUTTER TO BE IN ACCORDANCE WITH COUNCIL STANDARD AND SPECIFICATIONS. OUTLET DISCHARGE PIPE TO BE A MINIMUM OF 2m AWAY FROM EXISTING STREET TREE.

INDICATES 6200L RAINWATER TANK TO CAPTURE ROOF STORMWATER WITH 2000L RETENTION FOR BUSHFIRE FIGHTING PURPOSES ONLY; ANOTHER 1000L USABLE STORAGE CELL PLUMBED TO TOILET FLUSHING; 3200L ACTING AS A DETENTION TANK WITH A DIA 20mm ORIFICE AND INSTALLED IN ACCORDANCE WITH GOVERNMENT SPECIFICATIONS. TANK TO BE MADE OF NON-COMBUSTIBLE MATERIAL. DETENTION TANK OUT TO BE AT LEAST 500mm ABOVE STREET WATER TABLE. REFER TO THE MINISTER'S CODE AND MINISTER'S SPECIFICATIONS SA78 FOR DETAILS. ALL PIPES CONNECTING TO RAINWATER TANK TO BE A SEALED SYSTEM.

INDICATES 5200L RAINWATER TANK TO CAPTURE ROOF STORMWATER WITH 2000L RETENTION FOR BUSHFIRE FIGHTING PURPOSES ONLY; ANOTHER 1000L USABLE STORAGE CELL PLUMBED TO TOILET FLUSHING; 2200L ACTING AS A DETENTION TANK WITH A DIA 23mm ORIFICE AND INSTALLED IN ACCORDANCE WITH GOVERNMENT SPECIFICATIONS. TANK TO BE MADE OF NON-COMBUSTIBLE MATERIAL. DETENTION TANK OUT TO BE AT LEAST 500mm ABOVE STREET WATER TABLE. REFER TO THE MINISTER'S CODE AND MINISTER'S SPECIFICATIONS SA78 FOR DETAILS. ALL PIPES CONNECTING TO RAINWATER TANK TO BE A SEALED SYSTEM.

DENOTES ECOSOL 10L STORM PIT CLASS 2 BY URBAN ASSET SOLUTIONS. REFER TO PRODUCT TECHNICAL SPECIFICATION FOR DETAILS. PERIODIC REGULAR MAINTENANCE AND CLEANING ARE REQUIRED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

DENOTES LIGHT DUTY ASPHALT PAVEMENT, REFER DETAILS ON C003

JND DETENTION AREA	APPROVAL ISSUE NOT FOR CONSTRUCTION		
(S & DRAINAGE PLAN	PROJECT No:		
D DEVELOPMENT	JAC200	769-DRG- C	002
ARINGA VALLEY	DESIGNED: S.T.C.	DRAWN: S.	T.C.
ODSIDE SA	SHEET: 02 of 04		
RCHITECTS	SCALE: 1:200 @ A3	ISSUE:	D



STORMWATER CALCULATIONS

Project No.	200769
Project Name	PROPOSED MIXED-USE DEVELOPMENT
Site Address	79 Onkaparinga Valley Road Woodside

Client

Nielsen Architects

Date Prepared By 27 October 2021 Terry Cheuk

References

AS 3500

Plumbing & Drainage- Stormwater Drainage

STORMWATER DETENTION DESIGN Dwelling 1

page C-1

A. Design Rainfall Data System 2016 from Bureau of Meterology

Suburb = Woodside Latitude = 34.9 Longitude = 138.6

Duration (mins)	Annual Exceedance Probability AEP (%)						
	63.2	50	20	10	5	2	1
5	54.3	60.5	81.7	97.8	115.0	140.0	161.0
10	39.2	43.8	59.3	71.1	83.6	102.0	117.0
15	31.5	35.2	47.7	57.2	67.2	81.9	94.3
20	26.8	29.9	40.5	48.5	57.0	69.5	80.0
25	23.5	26.2	35.5	42.5	49.9	60.8	70.0
30	21.1	23.5	31.8	38.0	44.7	54.4	62.6
45	16.5	18.4	24.7	29.6	34.7	42.2	48.5
60	13.8	15.4	20.7	24.7	29.0	35.2	40.4

B. Pre-development and Post-development Area

	Pre-development	Post-development Shop
A_L , Land (m ²)	1010.0	240.4
A _r , Roof (m ²)	322.6	135.7
A _i , impervious (m ²)	0.0	38.6
A _p , pervious (m ²)	687.4	46.0

page C-2

C. Equivalent Impervious Area

Run-off coefficients	Pre-development	Post-development
C _r , roof	1.0	1.0
C _i , impervious	0.9	0.9
C _p , pervious	0.12	0.12
Equivalent run-off coefficient	0.40	0.73
Σ CA, Equivalent Impervious Area (m ²)	405.1	176.0

D. Design Flows and Detention Volume

Pre-development - $Q_R = \Sigma CA^* I_R / 3600$					
Design ARI =	1	in	5	year	
Design AEP =			20	%	
Design Duration =			5	minutes	
Rainfall Intensity, $I_R =$			59.3	mm/hr	
Calculated flow rate, Q_R =			6.7	L/s	
Design restricted flow rate, Q_D =			6.7	L/s	

ARI	AEP (%)
1	63.2
1.4	50
5	20
10	10
20	5
50	2
100	1

ARI =1/(-loge(1-AEP))

Post-development : separate into roof stormwater and surface stormwater detention

page C-3

Design ARI = 1 in 100 year

Design AEP = 1 %

Post development - roof stormwater detention

Restricted flow = 0.7 L/s

Duration	Rain intensity	Flow rate	Flow to detain	Detention
(min)	(mm/hr)	(L/s)	(L/s)	(L)
5	161.0	6.1	5.4	1610.641667
10	117.0	4.4	3.7	2226.15
15	94.3	3.6	2.9	2569.1275
20	80.0	3.0	2.3	2778.666667
25	70.0	2.6	1.9	2907.916667
30	62.6	2.4	1.7	2987.41
45	48.5	1.8	1.1	3046.0875
60	40.4	1.5	0.8	2962.28
			TOTAL	3046.0875

Restricted flow = 0.6 L/s

Duration	Rain intensity	Flow rate	Flow to detain	Detention
(min)	(mm/hr)	(L/s)	(L/s)	(L)
5	161.0	1.8	1.2	360.638
10	117.0	1.3	0.7	425.772
15	94.3	1.1	0.5	409.9782
20	80.0	0.9	0.3	354.56
25	70.0	0.8	0.2	275.3
30	62.6	0.7	0.1	181.2648
45	48.5	0.5	0.0	0
60	40.4	0.5	0.0	0
underground pipe vol= 0.529m2			TOTAL	425.772

E. Detention System

Tank orifice RWT

Number of dwellings on block, $n =$	1	
Water head to orifice, $h =$	0.70 m	
Discharge loss coefficient, $C_d =$	0.60	(circular orifice)
Flow through orifice plate, $Q_o =$	0.7 L/s	
Orifice area, $A_o = Q_o/(C_d*\sqrt{2gh}) =$	315 mm ²	
Orifice diameter, d = $\sqrt{(4*A_o/\pi)}$	20.0 mm	

Tank orifice underground pipe

Number of dwellings on block, $n =$	1	
Water head to orifice, h =	0.50 m	
Discharge loss coefficient, $C_d =$	0.60	(circular orifice)
Flow through orifice plate, $Q_o =$	0.6 L/s	
Orifice area, $A_o = Q_o/(C_d*\sqrt{2gh}) =$	319 mm ²	
Orifice diameter, $d = \sqrt{4*A_0/\pi}$	20.2 mm	

STORMWATER DETENTION DESIGN Front Shop and carpark

A. Design Rainfall Data System 2016 from Bureau of Meterology

Suburb =	Woodside	Latitude =	34.9	Longitude =	138.6
----------	----------	------------	------	-------------	-------

Duration (minc)	Annual Exceedance Probability AEP (%)						
Duration (mins)	63.2	50	20	10	5	2	1
5	54.3	60.5	81.7	97.8	115.0	140.0	161.0
10	39.2	43.8	59.3	71.1	83.6	102.0	117.0
15	31.5	35.2	47.7	57.2	67.2	81.9	94.3
20	26.8	29.9	40.5	48.5	57.0	69.5	80.0
25	23.5	26.2	35.5	42.5	49.9	60.8	70.0
30	21.1	23.5	31.8	38.0	44.7	54.4	62.6
45	16.5	18.4	24.7	29.6	34.7	42.2	48.5
60	13.8	15.4	20.7	24.7	29.0	35.2	40.4

B. Pre-development and Post-development Area

	Pre-development	Post-development Shop
A _L , Land (m ²)	1010.0	370.0
A _r , Roof (m ²)	322.6	126.7
A _i , impervious (m ²)	0.0	209.5
A _p , pervious (m ²)	687.4	33.8

C. Equivalent Impervious Area

Run-off coefficients	Pre-development	Post-development
C _r , roof	1.0	1.0
C _i , impervious	0.9	0.9
C _p , pervious	0.12	0.12
Equivalent run-off coefficient	0.40	0.86
Σ CA, Equivalent Impervious Area (m ²)	405.1	319.3

D. Design Flows and Detention Volume

$Pre-development - Q_R = \sum CA * I_R / 3600$					
Design ARI =	1	in	5	year	
Design AEP =			20	%	
Design Duration =			10	minutes	
Rainfall Intensity, $I_R =$			59.3	mm/hr	
Calculated flow rate, Q_R =		6.7	L/s		
Design restricted flow	rate,	$Q_D =$	6.7	L/s	

AEP (%)
63.2
50
20
10
5
2
1

ARI =1/(-loge(1-AEP))

Pre development flow rate=6.7L/s.the carpark and the front shop have been limited post development flow rate 2L/s and 1L/s respectively. So there is 3.7L/s allow for the 3 dwelling for water discharge. it's about 1.23L/s per dwelling.

Post-development : separate into roof stormwater and surface stormwater detention

page C-3

Design ARI = 1 in 100 year

Design AEP = 1 %

Post development - roof stormwater detention

Restricted flow = 1.0 L/s

Duration	Rain intensity	Flow rate	Flow to detain	Detention
(min)	(mm/hr)	(L/s)	(L/s)	(L)
5	161.0	5.7	4.7	1399.891667
10	117.0	4.1	3.1	1870.65
15	94.3	3.3	2.3	2086.9525
20	80.0	2.8	1.8	2178.666667
25	70.0	2.5	1.5	2195.416667
30	62.6	2.2	1.2	2165.71
45	48.5	1.7	0.7	1908.7125
60	40.4	1.4	0.4	1518.68
		-	TOTAL	2195.416667

Post development - surface stormwater detention

Restricted flow = 2.0 L/s

Duration	Rain intensity	Flow rate	Flow to detain	Detention
(min)	(mm/hr)	(L/s)	(L/s)	(L)
5	161.0	8.6	6.6	1984.1305
10	117.0	6.3	4.3	2555.817
15	94.3	5.0	3.0	2740.68645
20	80.0	4.3	2.3	2736.16
25	70.0	3.7	1.7	2617.675
30	62.6	3.3	1.3	2428.5678
45	48.5	2.6	0.6	1606.04325
60	40.4	2.2	0.2	581.2824
			TOTAL	2740.68645

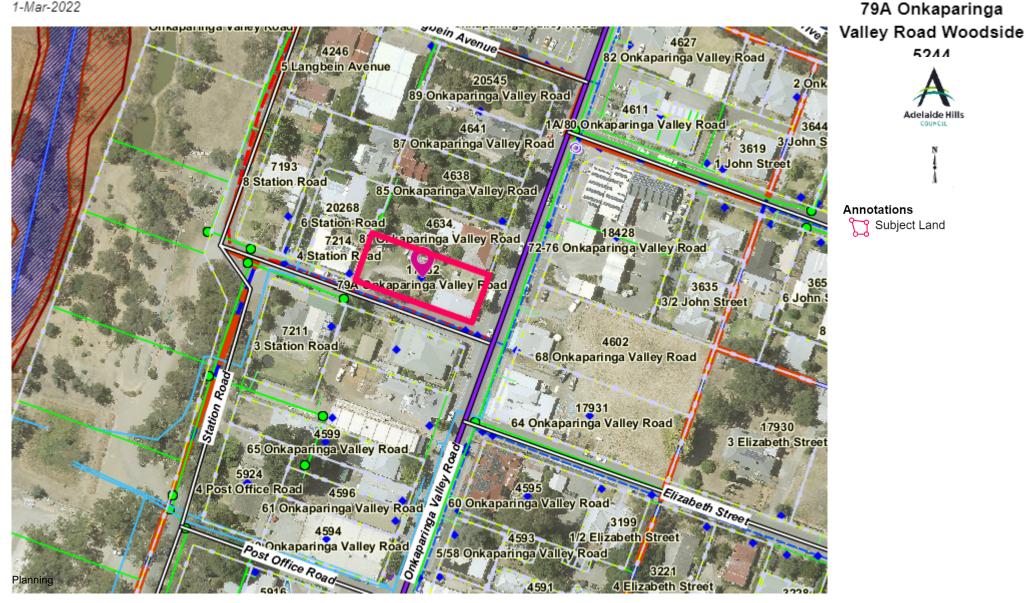
E. Detention System

Tank orifice RWT

Number of dwellings on block, $n =$	1
Water head to orifice, h =	0.80 m
Discharge loss coefficient, $C_d =$	0.60 (circular orifice)
Flow through orifice plate, $Q_o =$	1 L/s
Orifice area, $A_o = Q_o/(C_d*\sqrt{2gh}) =$	421 mm ²
Orifice diameter, $d = \sqrt{4*A_o/\pi}$	23.1 mm

Tank orifice surface detention

Number of dwellings on block, $n =$	1
Water head to orifice, h =	0.54 m
Discharge loss coefficient, $C_d =$	0.60 (circular orifice)
Flow through orifice plate, $Q_o =$	2 L/s
Orifice area, $A_o = Q_o/(C_d*\sqrt{2gh}) =$	1024 mm ²
Orifice diameter, $d = \sqrt{4*A_o/\pi}$	36.1 mm



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Scale = 1:1508.220

50 m

PRODUCTIVE RURAL LANDSCAPE ZONE

0

藏市

TOWNSHIP MAIN STREET ZONE

TMS

3

PRuL

TOWNSHIP ZONE

Details of Representations

Application Summary

Application ID	21021753
Proposal	Residential flat building comprising 3 dwellings, shop, associated car parking & associated landscaping
Location	FLAT 1-3 79 ONKAPARINGA VALLEY RD WOODSIDE SA 5244

Representations

Representor 1 - Roelof Kloosterman

Name	Roelof Kloosterman
Address	P.O. Box 342 WOODSIDE SA, 5244 Australia
Phone Number	0883899067
Email Address	tyjokaro@hotmail.com
Submission Date	05/12/2021 06:22 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	Another shop of the size shown on the plan is not conducive to the Woodside environs. Small businesses SA wide are having difficulties due to the virus and border closures. Some empty businesses here have taken years to be filled. Woodside is literally the hub of the Adelaide Hills. An Adelaide Hills info Centre, with a business extant to it, would be more preferable.

Attached Documents

Lou Fantasia PLANNING

31 December 2021

Doug Samardzija Adelaide Hills Council PO Box 44 WOODSIDE SA 5244

Email dsamardzija@ahc.sa.gov.au

Dear Doug

Response to Representation - Application ID 21021753 – 79 Onkaparinga Valley Road, Woodside

Thank you for forwarding a copy of the representation received from Roelof Kloosterman in relation to this development application. Since we have not property address for Mr Kloosterman, we are not able to determine whether he is an adjoining and adjacent property owner or person affected by the development.

We have reviewed the representation and note that Mr Kloosterman supports the application however he would prefer the commercial building to be used as an Adelaide Hills Information Centre as '*Woodside is the hub for the Adelaide Hills*'.

We note that the Adelaide Hills Visitor Information Centre is located in Hahndorf and its possible relocation is beyond the applicant's capability in that it is a Council matter.

The applicant shares Mr Kloosterma's concerns about the rate of take up of commercial premises in Woodside and has sought advice on likely tenants from local real estate agents. They advise an approval that provides opportunities for either retail, office or consulting rooms would make the premises more attractive to prospective tenants, hence the application is seeking approval shop, office or consulting rooms.

We request that Council amend its description of the development to include office and consulting rooms as possible uses for the proposed commercial premises.

Please feel free to call me on 0413 743 405 or by email at <u>lou@loufantasiaplanning.com.au</u> should you have any questions or require any further information.

Yours faithfully

LFantasia

Lou Fantasia RPIA KCHS Accredited Professional



Planning Institute Australia Lou Fantasia PLANNING Pty Ltd PO Box 472 MARDEN SA 5070 M 0413 743 405 E *lou@loufantasiaplanning.com.au* ABN 71 105 719 211

Referral Snapshot

Development Application number: 21021753

Consent: Planning Consent

Relevant authority: Adelaide Hills Council

Consent type for distribution:

Referral body: Commissioner of Highways

Response type: Schedule 9 (3)(7) Development Affecting Transport Routes and Corridors

Referral type: Direction

Response date: 13 Sep 2021

Advice: With comments, conditions and/or notes

Condition 1 Vehicular access location and configuration to serve the site shall be in accordance with the Site Plan by Nielsen Architects (Drawing No. DA101, dated 3 February 2021).

Condition 2

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

Advisory Note 1

It is recommended that the proposed signage is consistent with DIT's publication '*Advertising Signs: Assessment Guidelines for Road Safety'*.

Address:

FLAT 1-3 79 ONKAPARINGA VALLEY RD WOODSIDE SA 5244

Click to view a detailed interactive SAILIS in SAILIS

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 8m) Maximum Building Height (Levels) (Maximum building height is 2 levels) **Overlay** Hazards (Bushfire - Medium Risk) Hazards (Flooding - Evidence Required) Mount Lofty Ranges Water Supply Catchment (Area 2) Native Vegetation Prescribed Water Resources Area Regulated and Significant Tree Traffic Generating Development Urban Transport Routes **Zone** Township Main Street

Development Pathways

Township 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)

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
- Residential flat building
- 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

Township Main Street Zone

Assessment Provisions (AP)

	Desired Outcome
DO 1	A cohesive, active, accessible and welcoming main street environment for residents and visitors to shop, work, meet, entertain and relax.
DO 2	Development contributes to the vibrancy and activity of public spaces and reinforces the traditional main street character.

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

Performance Outcome

Deemed-to-Satisfy Criteria / Designated Performance Feature

	reature
Land Use a	nd Intensity
P0 1.1	DTS/DPF 1.1
Retail, office, entertainment and recreation related uses are supplemented by other businesses that provide a range of goods and services to the local community and the surrounding district.	Development comprises one or more of the following: (a) Advertisement (b) Cinema (c) Community facility (d) Consulting room (e) Dwelling (f) Hotel (g) Indoor recreation facility (h) Library (i) Office (j) Place of worship (k) Pre-school (l) Shop (m) Tourist accommodation.
P0 1.2	DTS/DPF 1.2
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.
P0 1.3	DTS/DPF 1.3
Residential development does not prejudice the operation of non- residential development and the long-term provision of services and facilities for wider community benefit.	None are applicable.
P0 1.4	DTS/DPF 1.4
Dwellings are developed in conjunction with non-residential uses to support business, entertainment and recreational activities.	Dwellings are developed in conjunction with non-residential uses and sited:
	 (a) at upper levels of buildings with non-residential uses located at ground level or
	(b) behind non-residential uses on the same allotment.
P0 1.5	DTS/DPF 1.5
Development is sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.	 Any of the following: (a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m² (b) cinema (c) hotel (d) licensed premises.
P0 1.6	DTS/DPF 1.6
Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres.	A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

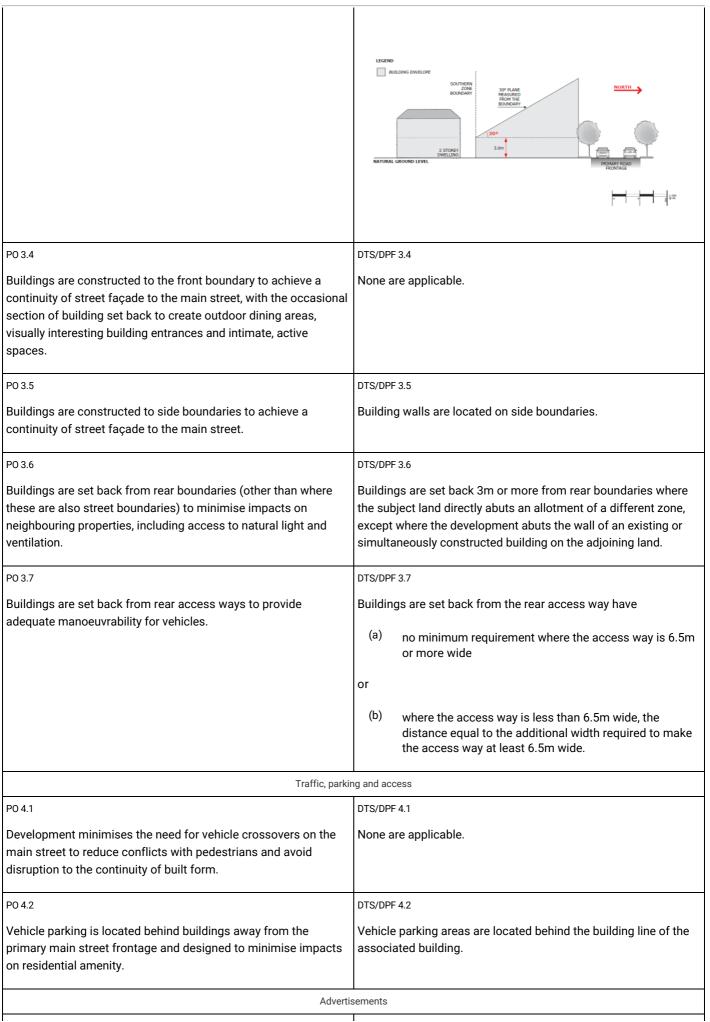
the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10 metres from the site of a dwelling (other than a dwelling directly associated with the proposed shop)
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 30 metres 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
if the change in use involves a gross leasable floor area greater than 250m ² and has direct frontage to an arterial road, it achieves either (i) or (ii):
 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
(ii) 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
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 in any of the following circumstances: (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

Built Form and Character		
P0 2.1	DTS/DPF 2.1	
Buildings and structures are designed to complement the	None are applicable.	
traditional low-scale main street built form by ensuring wall,		
parapet and roof height, verandah profile, and materials of		
construction are consistent with adjacent traditional main street		

Policy24 - Enquiry

Policy24 - Enquiry	
buildings.	
P0 2.2	DTS/DPF 2.2
Buildings preserve main street character by complementing key traditional shop-front elements such as narrow building and tenancy footprint with frequently repeated frontages, clear- glazed narrow shop front displays above raised display levels (base stall boards) and recessed entries.	None are applicable.
P0 2.3	DTS/DPF 2.3
Buildings are adaptable and flexible to accommodate a range of land uses, including shops, offices, consulting rooms and residential land uses.	Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m.
P0 2.4	DTS/DPF 2.4
Buildings create visual interest and an active interface with the main street frontage and maximise passive surveillance.	Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.
PO 2.5	DTS/DPF 2.5
Pedestrian shelter and shade are provided over footpaths through the use of structures such as awnings, canopies and verandas.	None are applicable.
P0 2.6	DTS/DPF 2.6
Dwellings are generally sited behind or above non-residential uses on the same site to maintain vibrancy and activity along the main street.	None are applicable.
P0 2.7	DTS/DPF 2.7
Outbuildings, carports and garages are located behind the primary building facing the main street to ensure vibrancy and activity along the main street.	None are applicable.
P0 2.8	DTS/DPF 2.8
Development contributes to and does not interfere with provision of an efficient and convenient pedestrian network linking the main street to adjoining zones.	None are applicable.
Building heigh	t and setbacks
P0 3.1	DTS/DPF 3.1
Building height is consistent with the form expressed in any	Building height is not greater than:
relevant Maximum Building Height Levels Technical and Numeric Variation and Maximum Building Height Metres Technical and Numeric Variation, and otherwise low rise, with height	(a) the following:
commensurate with the development site's frontage and depth	Maximum Building Height (Metres)
as well as the main street width, so that the impacts of building mass on adjoining properties and the streetscape are minimised.	Maximum building height is 8m
	Maximum Building Height (Levels)
	Maximum building height is 2 levels
	 (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)): (i) where the site has a frontage of at least 25m

Policy24 - Enquiry	
	and depth of at least 50m - 3 building levels up to a height of 12m
	(ii) in all other cases - 2 building levels up to a height of 9m.
	In relation to DTS/DPF 3.1, in instances where:
	 (c) more than one value is returned in the same field for DTS/DPF 3.1(a), refer to the Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
P0 3.2	DTS/DPF 3.2
Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.	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):
	LECEND BUILDING ENVELOPE WEARENT ALGORNATION N SOORING 2 STOREY 2 STOR
PO 3.3	DTS/DPF 3.3
Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	Buildings on sites with a southern boundary adjoining the boundary of 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:



Policy24 - Enquiry

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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.	
P0 5.2	DTS/DPF 5.2	
Freestanding advertisements:	Freestanding advertisements:	
 (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality (e) are sited and designed to not detract from the main street character. 	 (a) do not exceed 5m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) (b) do not have a sign face that exceeds 4m² per side. 	
Conce	pt Plans	
P0 6.1	DTS/DPF 6.1	
Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans ar relevant: In relation to DTS/DPF 6.1, 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 6.1 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 o	of Development	Exceptions
(Colum	ın A)	(Column B)
1.	A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2.	Any kind of development where the site of the development is not adjacent land to a site used for residential purposes in a neighbourhood-type	Except any of the following:

	zone.	 the demolition of a State or Local Heritage Place the demolition of a building (except an ancillary building) in a Historic Area Overlay.
3.	Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) building work on railway land (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 (l) 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 (t) verandah (u) water tank.	 Except development that exceeds the maximum building height specified in Township Main Street Zone DTS/DPF 3.1 or does not satisfy any of the following: 1. Township Main Street Zone DTS/DPF 3.2 2. Township Main Street Zone DTS/DPF 3.3.
4.	 Any development involving any of the following (or of any 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. 	None specified.
5.	Demolition.	 Except any of the following: the demolition of a State or Local Heritage Place the demolition of a building (except an ancillary building) in a Historic Area Overlay.
Placen	nent of Notices - Exemptions for Performance Asses	ssed Development
None s	pecified.	

Placement of Notices - Exemptions for Restricted Development

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Sit	ing
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
P0 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 fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable	Buildings

Policy24 - Enquiry	
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.
P0 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.
P0 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 <i>Ministerial Building Standard MBS 008 -</i> <i>Designated bushfire prone areas - additional requirements</i> .	None are applicable.
Land D	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.
P0 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.
P0 4.4	DTS/DPF 4.4
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	
PO 5.1	DTS/DPF 5.1
Roads are designed and constructed to facilitate the safe and effective:	Roads:
	(a) are constructed with a formed, all-weather surface
 (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel 	(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road
(b) evacuation of residents, occupants and visitors.	(c) have a cross fall of not more than 6 degrees (1-in-9.5) a 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.
P0 5.2	DTS/DPF 5.2
Access to habitable buildings is designed and constructed to facilitate the safe and effective:	Access is in accordance with (a) or (b):
(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel	 (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) evacuation of residents, occupants and visitors.	(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 that 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 wher 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 branches or other obstructions, including buildings and/or structures (Figure 1)
	(vii) incorporate passing bays with a minimum widt

(viii)	provide overhead clearance of not less than
(ix)	4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) allow fire-fighting services (personnel and
	vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)
(x)	allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either:
	A. a loop road around the building or
	 B. 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)	incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
DTS/DPF 5.3	
None are appli	cable.
r	(x) (xi)

Procedural Matters (PM) - Referrals

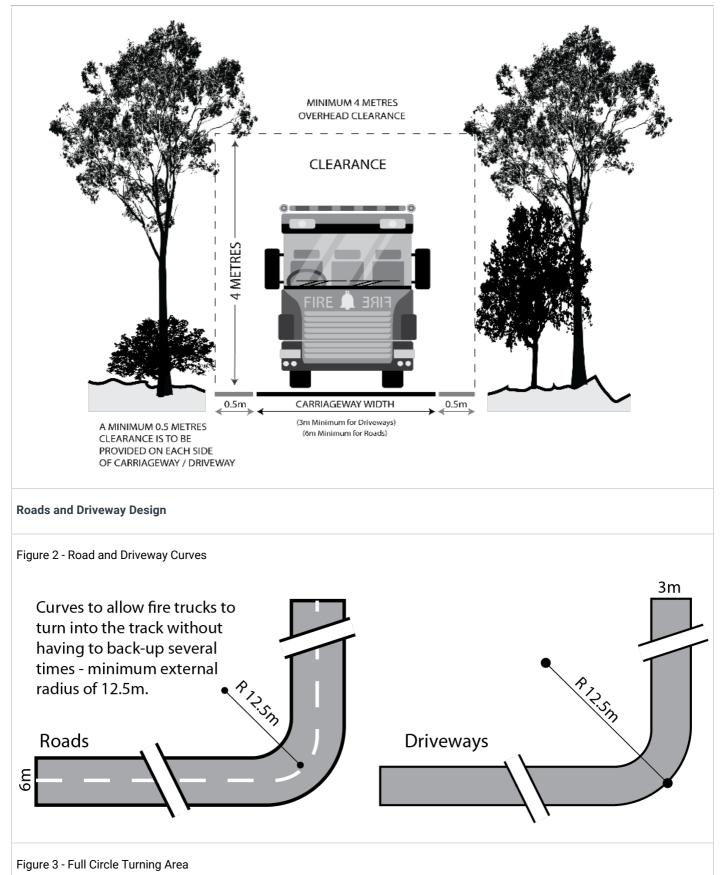
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

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

Figures and Diagrams

Fire Engine and Appliance Clearances	
Figure 1 - Overhead and Side Clearances	

Policy24 - Enquiry



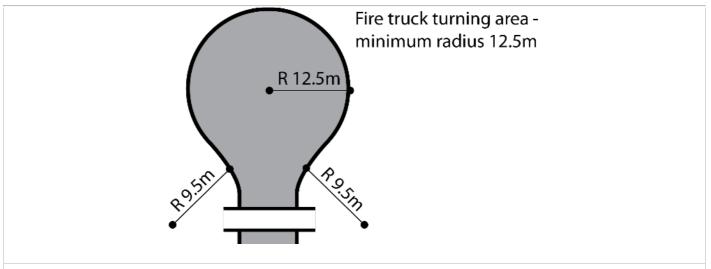
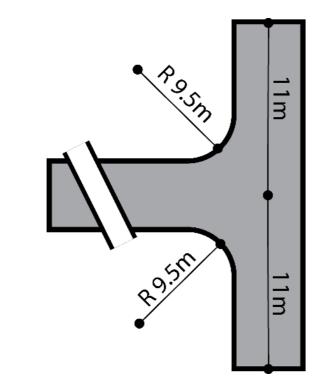
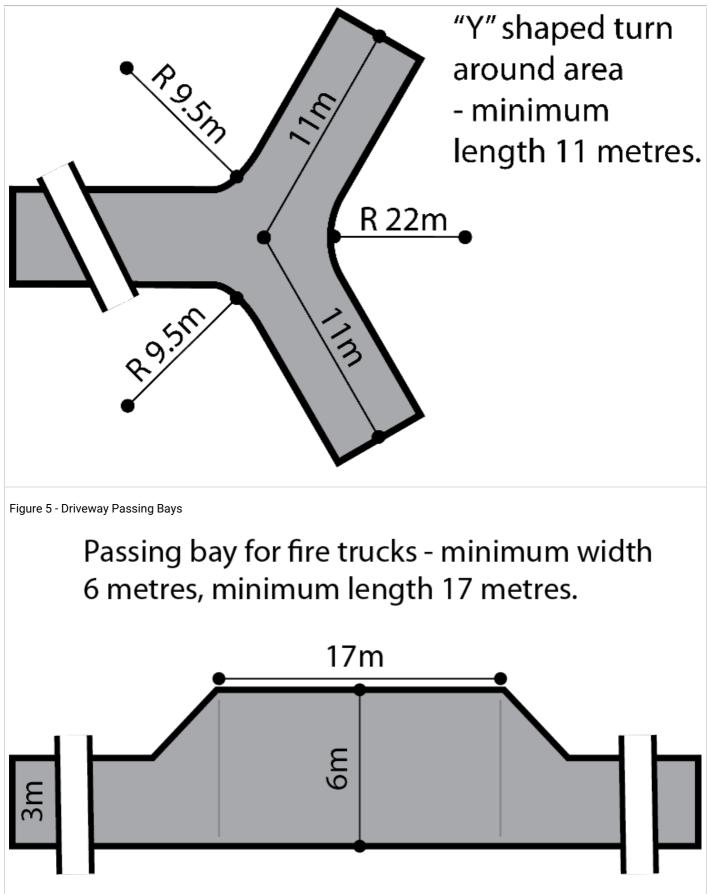


Figure 4 - 'T' or 'Y' Shaped Turning Head



"T" shaped turning area for fire trucks to reverse into so they can turn around

- minimum length 11m.



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome

the environment from potential flood risk through the appropriate siting and design of development.	[Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and	d
		the environment from potential flood risk through the appropriate siting and design of development.	

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Flood R	esilience	
PO 1.1	DTS/DPF 1.1	
Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb 	
Environmental Protection		
P0 2.1	DTS/DPF 2.1	
Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building.	Development does not involve the storage of hazardous materials.	

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 / A	stivity	Referral Body	Purpose of Referral	Statutory Reference
None	None		None	None

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

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

	Feature
Water	Quality
P0 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 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.	DTS/DPF 1.2 Development does not involve any one or combination of the following: (a) landfill (b) special industry.
Waste	ewater
P0 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.	DTS/DPF 2.1 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.
P0 2.2 Dairy development is of a scale and design that will avoid adverse water quality impacts.	 DTS/DPF 2.2 Dairy development satisfies all of the following: (a) is located at least 100 metres from any watercourse, dam, bore or well (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 (c) treated wastewater irrigation areas: (i) have a slope of less than 1-in-5 (20 percent) (ii) are greater than 100 metres from any watercourse, dam, bore or well
P0 2.3 Development that generates trade or industrial wastewater is of a scale and design to ensure wastewater is managed to avoid adverse water quality impacts is of a scale and design that will avoid adverse water quality impacts.	DTS/DPF 2.3 Development that generates trade or industrial wastewater with a peak biological oxygen demand (BOD) of greater than 100 milligrams per litre satisfies the following: (a) disposes of all wastewater to a sewerage or community

Policy24 - Enquiry	
	wastewater management system, or
	 or (b) operates at a scale that generates less than 5 million litres of wastewater per year, and (i) 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:
	 C. 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 effect on the quality of water draining from the site.	 Development results in: (a) 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 or (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 pollution.	 All components of an effluent disposal area are: (a) setback 50 metres or more from a watercourse (b) setback 100 metres of more from a public water supply reservoir (c) located on land with a slope no greater than 1-in-5 (20%) (d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table (e) above the 10% AEP flood level.
Storn	nwater
PO 3.1	DTS/DPF 3.1

None are applicable.

Post-development peak stormwater discharge quantities and

Policy24 - Enquiry		
rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.		
P0 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.	
P0 3.3	DTS/DPF 3.3	
Polluted stormwater is treated prior to discharge from the site.	None are applicable.	
P0 3.4	DTS/DPF 3.4	
Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.	Development includes:	
	 (a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings 	
	 or (b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m². 	
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.	
P0 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:	
	(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%	
	 (d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L 	
	(e) includes swales that divert clean stormwater away from areas where it could be polluted.	
P0 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	
	(b) is located on land with a slope not exceeding 10%	
	 (c) includes stables, shelters or other roofed structures connected to rainwater tanks with a minimum capacity of 1,000L 	
	(d) includes swales that divert clean stormwater away from areas (including yards, manure storage areas, and watering points) within which it could be polluted.	
P0 3.8	DTS/DPF 3.8	
Stormwater from horticulture is managed to protect water quality.	Horticulture satisfies all the following:	
y.	(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	

i lingur - Enquiry		
	 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	
	(d) does not involve filling exceeding a vertical height of 0.75m	
	(e) does not involve a total combined excavation and filling vertical height of 1.5m.	
Landscapes and	I Natural Features	
P0 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. (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 	
	(b) is for realignment of allotment boundaries in order to improve management of the land for primary production and/or conservation of natural features.	
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 (General) Regulations 2017.

Class of Development / A	ctivity	Referral Body	Purpose of Referral	Statutory Reference

-	the following classes of development that t connected (or not proposed to be	Environment Protection Authority.	To provide expert technical assessment and direction to	Development of a class to
	cted) to a community wastewater	, actioncy.	the relevant authority	which
	gement system or sewerage infrastructure:		on whether a proposed	Schedule 9
			development will have a neutral	clause 3 item
(a)	land division creating one or more additional allotments, either partly or wholly within the area of the overlay		or beneficial impact on water quality.	9 of the Planning, Development
(b)	function centre with more than 75 seats for customer dining purposes			and
(c)	restaurant with more than 40 seats for customer dining purposes			(General) Regulations
(d)	restaurant with more than 30 seats for customer dining purposes in association with a cellar door			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)			
approv with th period	osting works (excluding a prescribed ved activity) - being a depot, facility or works he capacity to treat, during a 12 month more than 200 tonnes of organic waste or r (EPA Licence)			
treatm manag treatm treatm	water treatment works - being sewage eent works, a community wastewater gement system, winery wastewater eent works or any other wastewater eent works with the capacity to treat, during nonth period more than 2.5 ML of			
wastev 5ML)	water (EPA Licence required at more than			
	ots - being carrying on an operation for g 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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmen	tal Protection
P0 1.1	DTS/DPF 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.	 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 dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a

Policy24 - Enquiry	
	requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2) (a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
2010	
P0 1.2	DTS/DPF 1.2
Native vegetation clearance in association with development avoids the following:	None are applicable.
 (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	
P0 1.3	DTS/DPF 1.3
Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:	Development within 500 metres of a boundary of a State
(a) the spread of pest plants and phytophthora	(b) intensive animal husbandry
(b) the spread of non-indigenous plants species	^(c) dairy
(c) excessive nutrient loading of the soil or loading arising from surface water runoff	(d) commercial forestry (e) aquaculture.
(d) soil compaction(e) chemical spray drift.	
P0 1.4	DTS/DPF 1.4
Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	None are applicable.
Land	division
P0 2.1	DTS/DPF 2.1
Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.	 Land division where: (a) an application is accompanied by one of the following: (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i> (ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 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 <i>Heritage Places</i> <i>Act 1993</i> .

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'.	Native Vegetation Council	To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.	Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Prescribed 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
P0 1.1	DTS/DPF 1.1
All development, but in particular development involving any of	Development satisfies either of the following:

the following: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed surface water areas.	 (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the Landscape South Australia Act 2019.
PO 1.2 Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.	DTS/DPF 1.2 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development 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 	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia</i> <i>Act 2019.</i>	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably 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

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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

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	Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	Tree Retentio	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
Signific	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	
(f)	and / or form a notable visual element to the landscape of the local area.	
P0 1.3		DTS/DPF 1.3
	lamaging activity not in connection with other oment satisfies (a) and (b):	None are applicable.

	- Enquiry			
(a)		maging	activity is only undertaken to:	
(i) remove a diseased tree where its life				
	expectancy is short (ii) mitigate an unacceptable risk to public or		•	
	('')	-	e an unacceptable risk to public or safety due to limb drop or the like	
	(iii)	-	or prevent extensive damage to a	
		buildin followi	g of value as comprising any of the	
		A.	a Local Heritage Place	
		В.	a State Heritage Place	
		C.	a substantial building of value	
			re is no reasonable alternative to rectify ent such damage other than to undertake	
	(:)	a tree c	lamaging activity	
	(iv)		an unacceptable hazard associated with vithin 20m of an existing residential,	
		tourist	accommodation or other habitable g from bushfire	
	(v)		sease or otherwise in the general ts of the health of the tree r	
	(vi)	mainta	in the aesthetic appearance and ral integrity of the tree	
(b)	avoide	d unless	significant tree, tree-damaging activity is all reasonable remedial treatments and been determined to be ineffective.	
P0 1.4				DTS/DPF 1.4
	damagin es all the		v in connection with other development g:	None are applicable.
(a)			es the reasonable development of land in h the relevant zone or subzone where	
		-	ent might not otherwise be possible	
(b)	(b) in the case of a significant tree, all reasonable development options and design solutions have been		-	
			revent substantial tree-damaging activity	
	occurri	ng.		
			Ground work	affecting trees
PO 2.1				DTS/DPF 2.1
Regula	ted and s	significa	nt trees, including their root systems, are	None are applicable.
not und	duly com	promise	d by excavation and / or filling of land, or	
	aling of s tention a		within the vicinity of the tree to support	
their re	tention a	nu nealt		
			Land	Division
PO 3.1				DTS/DPF 3.1
			an allotment configuration that enables	Land division where:
	its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.			(a) there are no regulated or significant trees located within
signinic	ant trees	5 as iar a	וא ופאטוומטוץ אואטנונאטופ.	or adjacent to the plan of division
				 (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree

protection zone around any regulated tree within and
adjacent to the plan of division.

Procedural Matters (PM) - Referrals

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

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

	Desired Outcome		
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.		
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.		

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

Performance Outcome

Deemed-to-Satisfy Criteria / Designated Performance Feature

Traffic Generating Development		
P0 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. 	
P0 1.2	DTS/DPF 1.2	

r onoyza Enquiry		
Access points sited and designed to accommodate the type and	Access is obtained directly from a State Maintained Road where	
volume of traffic likely to be generated by development.	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. 	
P0 1.3	DTS/DPF 1.3	
Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	 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. 	

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.

Urban Transport Routes Overlay

Assessment Provisions (AP)

	Desired Outcome		
DO 1	Safe and efficient operation of Urban Transport Routes for all road users.		
DO 2	Provision of safe and efficient access to and from Urban Transport Routes.		

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	Access - Safe Entry and Exit (Traffic Flow)
P0 1.1	DTS/DPF 1.1
P0 1.1 Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads.	 An access point satisfies (a), (b) or (c): (a) where servicing a single (1) dwelling / residential allotment: (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 3m and 4m (measured at the site boundary) (b) where the development will result in 2 and up to 6 dwellings: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees
	 (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site) (c) where the development will result in 7 or more dwellings, or is a non-residential land use: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction
	 (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) it will have a width of between 6m and 7m (measured at the site

	oundary), where the development is expected to accommodate ehicles with a length of 6.4m or less
b	t will have a width of between 6m and 9m (measured at the site oundary), where the development is expected to accommodate ehicles with a length from 6.4m to 8.8m
b	t will have a width of between 9m and 12m (measured at the site oundary), where the development is expected to accommodate ehicles with a length from 8.8m to 12.5m
•	rovides for simultaneous two-way vehicle movements at the access:
	 with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road
	and
	B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.

Access - On-Site Queuing

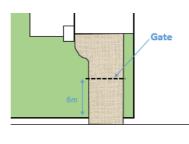
PO 2.1

Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.

DTS/DPF 2.1

An access point in accordance with one of the following:

(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:



- (b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
 - (i) is expected to be serviced by vehicles with a length no greater than 6.4m
 - there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)
- (c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
 - (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle
 - there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)
 - (iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being

required to stop

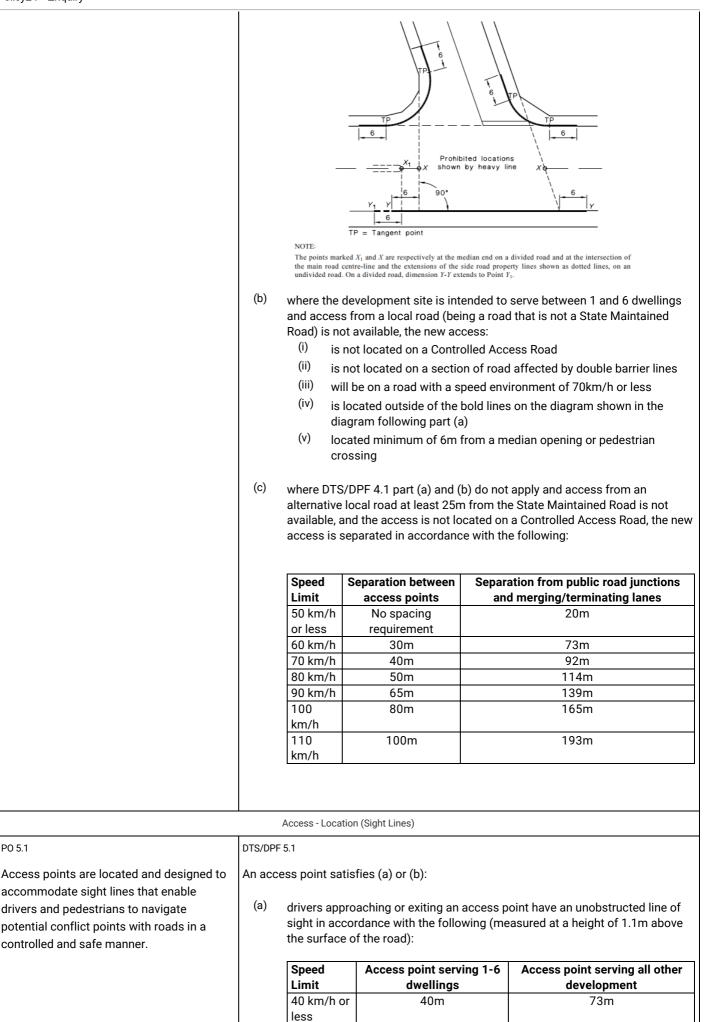
(iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:



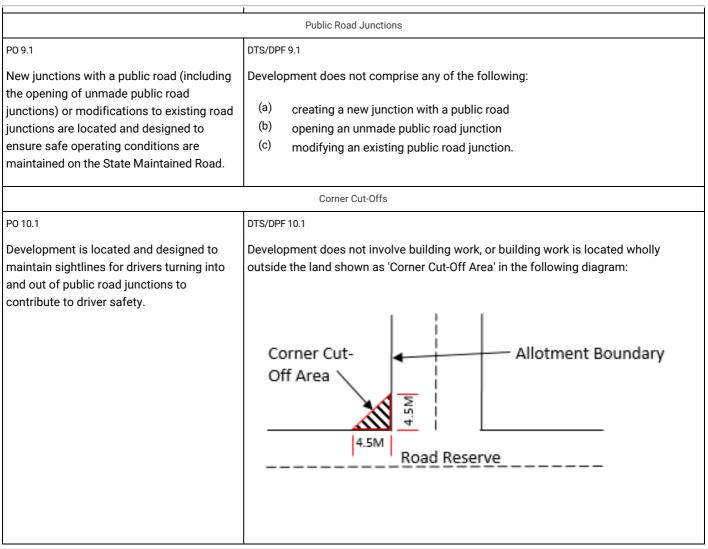
	Access - (Location Spacing) - Existing Access Point	
P0 3.1	DTS/DPF 3.1	
Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.	 An existing access point satisfies (a), (b) or (c): (a) it will not service, or is not intended to service, more than 6 dwellings (b) it is not located on a Controlled Access Road and will not service development that will result in (b) a larger class of vehicle expected to access the site using the existing access (c) is not located on a Controlled Access Road and development constitutes: (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment (iii) a change of use from a consulting room or office <250m² gross leasable floor area (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area 	
	Access – Location (Spacing) – New Access Points	
P0 4.1	DTS/DPF 4.1	
New access points are spaced apart from	A new access point satisfies (a), (b) or (c):	

any existing access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.

(a) where a development site is intended to serve between 1 and 6 dwellings and has frontage to a local road (not being a Controlled Access Road) with a speed environment of 60km/h or less, the new access point is provided on the local road and located a minimum of 6.0m from the tangent point as shown in the following diagram:



Policy24 - Enquiry			
	50 km/h	55m	97m
	60 km/h	73m	123m
	70 km/h	92m	151m
	80 km/h	114m	181m
	90 km/h	139m	214m
	100 km/h	165m	248m
	110km/h	193m	285m
	(b) pedestrian sig	htlines in accordance with	5 m (3 m min.) Lip of channel or edge line
	Access – Mud a	and Debris	
PO 6.1	DTS/DPF 6.1		
Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.		e of seal on the road for a	e road is not kerbed, the access way minimum of 10m or to the property
	Access - Stor	mwater	
P0 7.1	DTS/DPF 7.1		
Access points are designed to minimise negative impact on roadside drainage of water.		capacity of an existing dra	inage point er through an existing drainage point
	Building on Roa	d Reserve	
PO 8.1	DTS/DPF 8.1		
Buildings or structures that encroach onto, above or below road reserves are designed and sited to minimise impact on safe movements by all road users.	Buildings or structures	are not located on, above	or below the road reserve.



Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
 Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority). 	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Part 4 - General Development Policies

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Арреа	arance
P0 1.1	DTS/DPF 1.1
Advertisements are compatible and integrated with the design of the building and/or land they are located on.	 Advertisements attached to a building satisfy all of the following: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: A. do not have any part rising above parapet height B. are not attached to the roof of the building
	 (c) where they are not flush with a wall: (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side.
	(d) if located below canopy level, are flush with a wall

Policy24 - Enquiry	
	 (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building.
	 (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.
P0 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.
P0 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.
P0 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.
P0 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
P0 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.
P0 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.
P0 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
	(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.
A shure with the	
	ng 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	DTS/DPF 4.1
Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	Advertisements do not incorporate any illumination.
Sa	fety
P0 5.1	DTS/DPF 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.	Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
P0 5.2	DTS/DPF 5.2
Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	No advertisement illumination is proposed.
P0 5.3	DTS/DPF 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. 	Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram Corner Cut-Off Area (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 (b) are located wholly outside the land shown as 'Corner (cut-Off Area' in the following diagram (corner Cut-Off Area' in the following diagram (corner Cut-Off Area' area area area area area area area
P0 5.4	DTS/DPF 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.	Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at

the advertisement or advertising hoarding is located at

least 0.6m from the roadside edge of the kerb

	 (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m
	(c) 90 km/h road - 10m
	(d) 70 or 80 km/h road - 8.5m.
PO 5.6	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
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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting ar	d Design
P0 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.
P0 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
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Policy24 -	Enquiry
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PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water. PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.1 None are applicable. DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or
absorption areas and/or drainage pits to minimise pollution of land and water. PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following:
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	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.
P0 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	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse- proof barrier such as a fence to exclude horses from this area.
facilitate regular cleaning. PO 2.4 To minimise environmental harm and adverse impacts on water	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m
resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	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).
Ker	inels
P0 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.
P0 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. 	
P0 3.3	DTS/DPF 3.3
Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	Kennels are sited in association with a permanent dwelling on the land.
Wastes	
P0 4.1	DTS/DPF 4.1
Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to	None are applicable.

minimise attracting and harbouring vermin.	
P0 4.2	DTS/DPF 4.2
3	Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome	
DO 1	Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner to support an equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.

Deemed-to-Satisfy Criteria / Designated Performance Feature
l Aquaculture
DTS/DPF 1.1
 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
DTS/DPF 1.2
None are applicable.
DTS/DPF 1.3
None are applicable.
DTS/DPF 1.4
None are applicable.

Policy24 - Enquiry

Policy24 - Enquiry	
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.
P0 1.6	DTS/DPF 1.6
Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	None are applicable.
P0 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 Base	d Aquaculture
P0 2.1	DTS/DPF 2.1
Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:	None are applicable.
 (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems. 	
P0 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.
P0 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.
P0 2.4	DTS/DPF 2.4
Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	Marine aquaculture development is located 100m or more seaward of the high water mark.
P0 2.5	DTS/DPF 2.5
Marine aquaculture is sited and designed to not obstruct or interfere with:	None are applicable.
(a) areas of high public use	
 (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports 	
(c) areas of outstanding visual or environmental value	
(d) areas of high tourism value	
 (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties 	

(f)	the operation of infrastructure facilities including inlet	
~ /	and outlet pipes associated with the desalination of sea water.	
PO 2.6		DTS/DPF 2.6
Marine	aquaculture is sited and designed to minimise	None are applicable.
interfe	rence and obstruction to the natural processes of the	
coasta	l and marine environment.	
PO 2.7		DTS/DPF 2.7
Marine	aquaculture is designed to be as unobtrusive as	None are applicable.
practic	able by incorporating measures such as:	
(a)	using feed hoppers painted in subdued colours and	
	suspending them as close as possible to the surface of the water	
(b)	positioning structures to protrude the minimum distance practicable above the surface of the water	
(c)	avoiding the use of shelters and structures above cages	
	and platforms unless necessary to exclude predators	
	and protected species from interacting with the farming structures and/or stock inside the cages, or for safety	
	reasons	
(d)	positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	
PO 2.8		DTS/DPF 2.8
Access	s, launching and maintenance facilities utilise existing	None are applicable.
	shed roads, tracks, ramps and paths to or from the sea	
where	possible to minimise environmental and amenity impacts.	
PO 2.9		DTS/DPF 2.9
Access	s, launching and maintenance facilities are developed as	None are applicable.
	on user facilities and are co-located where practicable to	
mitigat	te adverse impacts on coastal areas.	
PO 2.10		DTS/DPF 2.10
	aquaculture is sited to minimise potential impacts on, and	Marine aquaculture is located 1000m or more seaward of the
•	ect the integrity of, reserves under the National Parks and	boundary of any reserve under the National Parks and Wildlife Act
Wildlife	e Act 1972.	1972.
PO 2.11		DTS/DPF 2.11
	re storage, cooling and processing facilities do not impair	None are applicable.
the coa	astline and its visual amenity by:	
(a)	being sited, designed, landscaped and of a scale to	
	reduce the overall bulk and appearance of buildings and	
(b)	complement the coastal landscape 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
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Marine aquaculture sites are suitably marked to maintain navigational safety.	None are applicable.
P0 3.2	DTS/DPF 3.2
Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	None are applicable.
Environmenta	I Management
P0 4.1	DTS/DPF 4.1
Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	None are applicable.
P0 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.
P0 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 and Noise

Policy24 - Enquiry

Policy24 - Enquiry	
P0 1.1	DTS/DPF 1.1
Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	None are applicable.
P0 1.2	DTS/DPF 1.2
Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	None are applicable.
P0 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.
P0 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.
P0 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.
Water	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.
P0 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.
P0 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.
P0 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.
Wastewat	er Irrigation
P0 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.

Policy24 - Enquiry

P0 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.
P0 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	
(d)	steeply sloping land	
(e)	rocky or highly permeable soil overlaying an unconfined aquifer.	

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting a	nd Design
P0 1.1	DTS/DPF 1.1
Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	 Facilities for the handling, storage and dispatch of 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 the facility

Policy24 - Enquiry	
	 residential premises not associated with the facility 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 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 500 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.
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 a	nd Parking
P0 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, Wharv	res and Pontoons
P0 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
P0 1.1	DTS/DPF 1.1
Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

		Desired Outcome
DO 1	Develo	opment is:
	(a) (b)	contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area 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
All deve	lopment
External A	ppearance
P0 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.
P0 1.2	DTS/DPF 1.2
Where zero or minor setbacks are desirable, development provides shelter over footpaths (<u>in the form of verandahs</u> , <u>awnings, canopies and the like, with adequate lighting</u>) to positively contribute to the walkability, comfort and safety of the public realm.	None are applicable.

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Policy24 - Enquiry

Policy24 - Enquiry	
P0 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.
P0 1.4	DTS/DPF 1.4
Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:	Development does not incorporate any structures that protrude beyond the roofline.
 (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	
P0 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.
Saf	ety
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.
P0 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	None are applicable.
from public street frontages and vehicle parking areas.	
	DTS/DPF 2.4
from public street frontages and vehicle parking areas.	
from public street frontages and vehicle parking areas. PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public	DTS/DPF 2.4
from public street frontages and vehicle parking areas. P0 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
from public street frontages and vehicle parking areas. PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm	DTS/DPF 2.4 None are applicable. DTS/DPF 2.5 None are applicable.

Policy24 - Enquiry		
Soft landscaping and tree planting is 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 (e) contribute to biodiversity. 		
P0 3.2	DTS/DPF 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.	None are applicable.	
Environmenta	I 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.	
P0 4.2	DTS/DPF 4.2	
Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	None are applicable.	
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.		
Water Sens	sitive Design	
P0 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 Tr	eatment 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.	 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- 	

	Car Parking Requirements in Designated Areas.	
Carparking	Appearance	
P0 7.1	DTS/DPF 7.1	
Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level	None are applicable.	
 (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. 		
P0 7.2	DTS/DPF 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.	None are applicable. s	
P0 7.3	DTS/DPF 7.3	
Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.	
P0 7.4	DTS/DPF 7.4	
Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	None are applicable.	
P0 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. nd	
P0 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	Development does not involve any of the following:	
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.	

Policy24 - Enquiry

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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.	
 (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 		
PO 8.4	DTS/DPF 8.4	
Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on- site drainage systems to minimise erosion.	None are applicable.	
PO 8.5	DTS/DPF 8.5	
Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	None are applicable.	
Fences a	and Walls	
P0 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	

Policy24 - Enquiry		
	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.	
P0 10.2	DTS/DPF 10.2	
Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases 	
All Residentia	l development	
Front elevations and	passive surveillance	
P0 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 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. 	
P0 11.2	DTS/DPF 11.2	
Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.	
Outlook ar	nd amenity	
P0 12.1	DTS/DPF 12.1	
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 outlook towards the street frontage or private open space, pub open space, or waterfront areas.	
P0 12.2	DTS/DPF 12.2	
Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	None are applicable.	
Ancillary D	evelopment	
PO 13.1	DTS/DPF 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.	(a) (b) (c)	ary buildings: are ancillary to a dwelling erected on the same site have a floor area not exceeding 60m2 are not constructed, added to or altered so that any par 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
		have a floor area not exceeding 60m2 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
	(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
		dwelling to which it is ancillary or
		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 carpor
		 (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 adjacen 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 tha 5m above the natural ground level
	(j)	if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour
	(k)	retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
		 a total area as determined by the following table:
		Dwelling site area (or in the case of residential flatMinimum percentage of site

		dwelling(s), average site area) (m ²)	
		<150	10%
		150-200	15%
		201-450	20%
		>450	25%
	(ii)	the amount of existing sof the development occurring	
P0 13.2	DTS/DPF 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.	(a) less pri Urban / (b) less on Access Parking	gs and structures do not re vate open space than speci Areas Table 1 - Private Oper -site car parking than speci and Parking Table 1 - Gene Requirements or Table 2 - ements in Designated Areas	fied in Design in 1 Space fied in Transport, eral Off-Street Car Off-Street Car Parking
P0 13.3	DTS/DPF 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.	erected on the s (a) enclose least 5 adjoinin or (b) located	or filtration system is ancilla same site and is: ed in a solid acoustic struct m from the nearest habitabl ng allotment I at least 12m from the near I on an adjoining allotment.	ure that is located at le room located on an
Garage a	ppearance		
PO 14.1	DTS/DPF 14.1		
Garaging is designed to not detract from the streetscape or appearance of a dwelling.	Garages and ca	rports facing a street:	
	(b) are set primary	ated so that no part of the any part of the building line back at least 5.5m from the street garage door / opening not e	e of the dwelling e boundary of the
	(d) have a of the s	garage door /opening width ite frontage unless the dwe g levels at the building line f	n not exceeding 50% elling has two or more
Mas	ssing		
P0 15.1	DTS/DPF 15.1		
The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	None are applic	able	
Dwelling	additions		

P0 16.1	DTS / DPF 16.1	
Policy24 - Enquiry Policy24 - Enquiry 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 parties 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-Stree Car Parking Requirements or Table 2 - Off- Street Car Parking Requirements in Designated Areas	
	 (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level 	
	 (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases. 	

Private Open Space	
P0 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sens	sitive Design
P0 18.1	DTS/DPF 18.1
Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total

Policy24 - Enquiry		
	phosphorus	
	(c) 45 per cent reduction in average annual total nitrogen.	
P0 18.2	DTS/DPF 18.2	
Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	 Development creating a common driveway / access that service 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings. 	
Car parking, access	and manoeuvrability	
P0 19.1	DTS/DPF 19.1	
Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):	
	 (a) single width 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) a minimum garage door width of 2.4m per space. 	
P0 19.2	DTS/DPF 19.2	
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 	
P0 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 on- street parking.	Driveways and access points on sites with a frontage to a pull 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 p provided on the site.	
P0 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	

Policy24 - Enquiry	
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	 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. DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured for the finite of the to the street to the street for the street for the street form the street
	 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: (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
	 (c) minimum car park length of 3.4m where a venicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste	storage
PO 20.1	DTS/DPF 20.1
Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	None are applicable.
Design of Trans	portable Dwellings
P0 21.1	DTS/DPF 21.1
The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat bu	ldings and battle-axe development

Group dwelling, residential flat buildings and battle-axe development

Amenity		
P0 22.1	DTS/DPF 22.1	
Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	Dwellings have a minimum internal floor area in accordance wit the following table:	
	Number of bedrooms	Minimum internal floor area
	Studio	35m ²
	1 bedroom	50m ²
	2 bedroom	65m ²
	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
P0 22.2	DTS/DPF 22.2	
The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.		
P0 22.3	DTS/DPF 22.3	
Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	None are applicable.	
P0 22.4	DTS/DPF 22.4	
Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	Dwelling sites/allotments are not in the form of a battle-axe arrangement.	
Communa	l Open Space	
PO 23.1	DTS/DPF 23.1	
Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.	
P0 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.	
P0 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	

Policy24 - Enquiry	
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
P0 23.5	DTS/DPF 23.5
Communal open space is designed and sited to:	None are applicable.
 (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 	
Carparking, access	and manoeuvrability
PO 24.1	DTS/DPF 24.1
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat
minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	building is provided via a single common driveway.
P0 24.3	DTS/DPF 24.3
Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:
	 (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
P0 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.

Policy24 - Enquiry	
P0 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 Land	lscaping
P0 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.
P0 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
P0 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.
P0 26.2	DTS/DPF 26.2
Provision is made for suitable external clothes drying facilities.	None are applicable.
P0 26.3	DTS/DPF 26.3
Provision is made for suitable household waste and recyclable material storage facilities which are:	None are applicable.
 (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. 	
P0 26.4	DTS/DPF 26.4
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5	DTS/DPF 26.5
Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	None are applicable.
P0 26.6	DTS/DPF 26.6
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
Supported accommodatio	n and retirement facilities
Siting and Configuration	

Policy24 - Enquiry	
Supported accommodation and housing for aged persons an people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	
Μον	ement and Access
P0 28.1	DTS/DPF 28.1
Development is designed to support safe and convenient acc and movement for residents by providing:	cess None are applicable.
 (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passer loading areas and areas adjacent to footpaths that a for the passing of wheelchairs and resting places 	
 (c) car parks with gradients no steeper than 1-in-40 and sufficient area to provide for wheelchair manoeuvral (d) kerb ramps at pedestrian crossing points. 	
	munal Open Space
PO 29.1 Development is designed to provide attractive, convenient ar comfortable indoor and outdoor communal areas to be used residents and visitors.	
P0 29.2	DTS/DPF 29.2
Private open space provision may be substituted for commu open space which is designed and sited to meet the recreati and amenity needs of residents.	
PO 29.3	DTS/DPF 29.3
Communal open space is of sufficient size and dimensions t cater for group recreation.	o 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
Communal open space contains landscaping and facilities th are functional, attractive and encourage recreational use.	nat None are applicable.
P0 29.6	DTS/DPF 29.6
Communal open space is designed and sited to:	None are applicable.
 (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto th useable private open space of other dwellings (b) in relation to ground floor communal space, be 	e
overlooked by habitable rooms to facilitate passive surveillance.	

Qito Eccilitico /	Waste Storage
P0 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
P0 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
Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	None are applicable.
Wash-down and Waste	Loading and Unloading
P0 32.1	DTS/DPF 32.1
Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:	None are applicable.

 (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off
(b) paved with an impervious material to facilitate wastewater collection
(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area
 (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal offsite on a regular basis.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	 Total private open space area: (a) Site area <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 ² with a minimum dimension 1.8m One bedroom: 8m ² with a minimum dimension 2.1m Two bedroom dwelling: 11m ² with a minimum dimension 2.4m Three + bedroom dwelling: 15m ² with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is:
	(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality

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

Performance Outcome

Deemed-to-Satisfy Criteria / Designated Performance Feature

All Development			
	External Appearance		
P0 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.	
P0 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.	
P0 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.	
P0 1.4		DTS/DPF 1.4	
integra	exhaust and intake vents and other technical equipment are ated into the building design to minimise visibility from the realm and negative impacts on residential amenity by:	Development does not incorporate any structures that protrude beyond the roofline.	
(a)	positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces		
(b)	screening rooftop plant and equipment from view		
(c)	when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.		
P0 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.	

Policy24 - Enquiry

Sa	fety
P0 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.
P0 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.
P0 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
P0 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 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
P0 4.2	DTS/DPF 4.2
Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	None are applicable.
P0 4.3	DTS/DPF 4.3

Policy24 - Enquiry

Water Sens	itive Design
P0 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 Tre	eatment Systems
P0 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.	 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking	appearance
 PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	DTS/DPF 7.1 None are applicable.
P0 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.
P0 7.3	DTS/DPF 7.3
Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.
P0 7.4	DTS/DPF 7.4
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.

Street level parking areas incorporate soft landscaping to	Vehicle parking areas comprising 10 or more car parking spaces
improve visual appearance when viewed from within the site and from public places.	 (a) 1m along all public road frontages and allotment boundaries
	(b) 1m between double rows of car parking spaces.
P0 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.
P0 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.	
P0 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.
P0 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.

Policy24 - Enquiry

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P0 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.
P0 10.2	DTS/DPF 10.2
Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (exclu	ding low rise residential development)
P0 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 adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
P0 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.
P0 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.
P0 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 - M	edium and High Rise
External A	ppearance
P0 12.1	DTS/DPF 12.1
Buildings positively contribute to the character of the local area by responding to local context.	None are applicable.
P0 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.
P0 12.3	DTS/DPF 12.3
Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	None are applicable.
P0 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 (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
P0 12.7	DTS/DPF 12.7
Entrances to multi-storey buildings are safe, attractive,	Entrances to multi-storey buildings are:
welcoming, functional and contribute to streetscape character.	(a) oriented towards the street

Policy24 - Enquiry				
	vehicle	parking areas		m the street and
	welcor	ed to be promine ning feature if th I floor uses		
	-	ed to provide sho s and transitiona		
	(e) located		cticable to the li	ift and / or lobby
	1-1	ed to avoid the c	-	
P0 12.8	DTS/DPF 12.8			
Building services, plant and mechanical equipment are screened from the public realm.	None are applic	able.		
Lands	caping			
PO 13.1	DTS/DPF 13.1			
Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	building that ac	de a 4m by 4m d commodates a i ng setback from	medium to large	tree, except
P0 13.2	DTS/DPF 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.	Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, exc a location or zone where full site coverage is desired.		g rates, except in	
	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones
	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²
	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²
	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²
	Tree size and	site area definit	ions	
	Small tree	4-6m mature height and 2-4m canopy spread		
	Medium tree	6-12m mature l	neight and 4-8m	canopy spread
	Large tree	12m mature he	ight and >8m ca	nopy spread
	Site area	The total area f area per dwellir		site, not average
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Policy24 - Enquiry

Policy24 - Enquiry	
P0 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.
P0 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.	Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Enviro	nmental
P0 14.1	DTS/DPF 14.1
Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	None are applicable.
P0 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 applicable.
P0 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: (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. 	None are applicable.
Car F	Parking
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	 DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
P0 15.2	DTS/DPF 15.2
Multi-level vehicle parking structures within buildings	None are applicable.

Policy24	Policy24 - Enquiry		
	ement the surrounding built form in terms of height, ng and scale.		
	Overlooking/	Visual Privacy	
PO 16.1		DTS/DPF 16.1	
and pri	pment mitigates direct overlooking of habitable rooms ivate open spaces of adjacent residential uses in ourhood-type zones through measures such as:	None are applicable.	
(a) (b) (c) (d)	appropriate site layout and building orientation 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 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 screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.		
	All residentia	l development	
	Front elevations and	passive surveillance	
PO 17.1		DTS/DPF 17.1	
to enco	ngs incorporate windows facing primary street frontages ourage passive surveillance and make a positive oution to the streetscape.	 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street. 	
PO 17.2		DTS/DPF 17.2	
	ngs incorporate entry doors within street frontages to as the street and provide a legible entry point for visitors.	Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.	
	Outlook a	nd 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 D	evelopment	
detract	ntial ancillary buildings are sited and designed to not t from the streetscape or appearance of primary ntial buildings on the site or neighbouring properties.	DTS/DPF 19.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2	

- (c) are not constructed, added to or altered so that any part is situated:
 - (i) in front of any part of the building line of the dwelling to which it is ancillary or
 - (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
- (d) in the case of a garage or carport, the garage or carport:
 - (i) is set back at least 5.5m from the boundary of the primary street
 - (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
 - A. for dwellings of single building level -7m in width or 50% of the site frontage, whichever is the lesser
 - B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width
- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
 - a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
 - and
 - 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
- (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour
- (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
 - (i) a total area as determined by the following table:

Dwelling site area (or in the	Minimum
case of residential flat	percentage of
building or group	site
dwelling(s), average site	
area) (m ²)	

Policy24 - Enquiry			
	<150 10%		
	150-200 15%		
	201-450 20%		
	>450 25%		
	(ii) the amount of existing soft landscaping prior t the development occurring.		
P0 19.2	DTS/DPF 19.2		
Ancillary buildings and structures do not impede on-site	Ancillary buildings and structures do not result in:		
functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	 (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.		
P0 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	The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:		
receivers.	 (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or 		
	(b) located at least 12m from the nearest habitable room located on an adjoining allotment.		
Residential Devel	opment - Low Rise		
External a	ppearance		
PO 20.1	DTS/DPF 20.1		
Garaging is designed to not detract from the streetscape or appearance of a dwelling.	Garages and carports facing a street:		
	 (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling 		
	(b) are set back at least 5.5m from the boundary of the primary street		
	(c) have a garage door / opening width not exceeding 7m		
	(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.		
P0 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.	Each dwelling includes at least 3 of the following design feature 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 commo driveway:		

wall wall (c) a balcony projects from the building wall (d) a veranda projects at least 1 m from the building wall (e) a veranda projects at least 1 m from the building wall (e) a veranda projects at least 1 m from the building wall (e) a veranda projects from the lower level projects forward from the lower level primary building line by at least 300mm (g) a minimum 30% of the width of the upper level projects forward from the lower level primary building elevation, with a maximum of 80% of the building elevation in a single material or finishes are incorporated on the walls of the front building elevation in a single material or finish. P0 20.3 DTS/DPF 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. None are applicable DTS/DPF 21.1 DTS/DPF 21.1 Dwellings are provided with suitable sized areas of usable private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space. po 21.2 DTS/DPF 21.2 Private open space is positioned to provide convenient access from internal living areas. Private open space is directly accessible from a habitable room. Lande=aping DTS/DPF 21.2 Private open space is directly accessible from a habitable room.	Policy24 - Enquiry			
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(e) exess 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 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum 30% of the width of the front building elevation in a single material or finish. (g) a minimum 400mm vidth extend along the material or finishes are incorporated on the walls of the front building elevation in a single material or finish. (g) a minimum 400% of the width of the provide gleavaton, with a maximum of 80% of the building elevation in a single material or finish. (g) Private Open Space (g) Private Open Space is provided with suitable sized areas of usable private Open space is provided in accordance with Design in Utban Areas Table 1 - Private Open Space. (g) private open space is positioned to provide convenient access from internal living areas. DTS/0PF 21.2 (g) minimise heat absorption and reflection OTS/0PF 22.1 (g) minimize heat absorption and reflection OTS/0PF 22.1 (g) minimize heat absorption and reflection OTS/0PF 22.1 (g) enhance the appearance of land and streetscapes. OTS/0PF 22.1 (g) enhance the appe		(c) a balcony projects from the building wall		
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150-200 15% >200-450 20%		residential flat building or group percentage of		
150-200 15% >200-450 20%		<150 10%		
>450 25%		>200-450 20%		
		>450 25%		

Policy24 - Enquiry	
	(b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access	and manoeuvrability
PO 23.1	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.
P0 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.
P0 23.3	DTS/DPF 23.3
Driveways and access points are located and designed to facilitate safe access and egress while maximising land available	Driveways and access points satisfy (a) or (b):
for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	 (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.
P0 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

Policy24 - Enquiry			
	(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.		
P0 23.5	DTS/DPF 23.5		
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-in-4 on average 		
	 (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. 		
	 (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site 		
P0 23.6	DTS/DPF 23.6		
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:		
	 (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		
P0 24.1	DTS/DPF 24.1		
Provision is made for the convenient storage of waste bins in a location screened from public view.	Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:		
	 (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and 		
	(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.		
Design of Trans	portable Buildings		
P0 25.1	DTS/DPF 25.1		
The sub-floor space beneath transportable buildings is enclosed	Buildings satisfy (a) or (b):		
to give the appearance of a permanent structure.	(a) are not transportable		

(b)	the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
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Residential Development - Medium and H	ligh Rise (including serviced apartments)	
Outlook and Visual Privacy		
P0 26.1	DTS/DPF 26.1	
Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage. 	
P0 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 Op	pen Space	
P0 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	n multi-level buildings	
P0 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.	
P0 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. 	 (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls. 	
P0 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.	
P0 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:	

Policy24 - Enquiry	
	 (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
P0 28.5	DTS/DPF 28.5
Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6	DTS/DPF 28.6
Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	None are applicable.
PO 28.7	DTS/DPF 28.7
Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	None are applicable.
Dwelling C	onfiguration
P0 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 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.
P0 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.	
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	Luidings and Dattle ave Davelonment

Group Dwellings, Residential Flat Buildings and Battle axe Development

Am	enity	
P0 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 accore the following table:		nal floor area in accordance with
	Number of bedrooms	Minimum internal floor area
	Studio	35m ²
	1 bedroom	50m ²
	2 bedroom	65m ²
	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
PO 31.2	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.	
P0 31.4	DTS/DPF 31.4	
Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	Dwelling sites/allotments are not in the form of a battle-axe arrangement.	
Communal	Open Space	
PO 32.1	DTS/DPF 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.	None are applicable.	
PO 32.2	DTS/DPF 32.2	
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorpor metres.	ates a minimum dimension of 5
PO 32.3	DTS/DPF 32.3	
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 32.4	DTS/DPF 32.4	
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.	
PO 32.5	DTS/DPF 32.5	

Policy24 - Enquiry	1	
Communal open space is designed and sited to:	None are applicable.	
 (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings 		
(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.		
Car parking, acc	ess 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 obstruction where the parking is indented. 	
PO 33.2	DTS/DPF 33.2	
The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.	
PO 33.3	DTS/DPF 33.3	
Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:	
	(a) have a minimum width of 3m	
	 (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. 	
PO 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 saf 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.	
P0 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 landscaping		
PO 34.1	DTS/DPF 34.1	

Policy24 - Enquiry Soft landscaping is provided between dwellings and common Other than where located directly in front of a garage or building driveways to improve the outlook for occupants and appearance entry, soft landscaping with a minimum dimension of 1m is of common areas. provided between a dwelling and common driveway. PO 34.2 DTS/DPF 34.2 Battle-axe or common driveways incorporate landscaping and Battle-axe or common driveways satisfy (a) and (b): permeability to improve appearance and assist in stormwater (a) are constructed of a minimum of 50% permeable or management. 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 None are applicable. major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. 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 None are applicable. material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. PO 35.4 DTS/DPF 35.4 Waste and recyclable material storage areas are located away Dedicated waste and recyclable material storage areas are from dwellings. 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 None are applicable. street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. PO 35 6 DTS/DPF 35.6 Services including gas and water meters are conveniently located None are applicable. and screened from public view. Water sensitive urban design PO 36.1 DTS/DPF 36.1 Residential development creating a common driveway / access None are applicable. 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.

Policy24 - Enquiry	
P0 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 Accommodati	on and retirement facilities
Siting, Configur	ation and Design
P0 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.
P0 37.2	DTS/DPF 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.	None are applicable.
	and Access
PO 38.1	DTS/DPF 38.1
Development is designed to support safe and convenient access	None are applicable.
and movement for residents by providing:	
 (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places 	
(c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability	
(d) kerb ramps at pedestrian crossing points.	
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.
P0 39.2	DTS/DPF 39.2
Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.
PO 39.3	DTS/DPF 39.3
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4	DTS/DPF 39.4
Communal open space is designed and sited to:	None are applicable.
(a) be conveniently accessed by the dwellings which it services	

Olicy24		
(b)	have regard to acoustic, safety, security and wind effects.	
PO 39.5		DTS/DPF 39.5
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.		None are applicable.
PO 39.6		DTS/DPF 39.6
Commu	inal open space is designed and sited to:	None are applicable.
(a) (b)	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 40.1		DTS/DPF 40.1
items ai vehicles	oment is designed to provide storage areas for personal nd specialised equipment such as small electric powered s, including facilities for the recharging of small electric- d vehicles.	None are applicable.
PO 40.2		DTS/DPF 40.2
major p	on is made for suitable mailbox facilities close to the edestrian entry to the site or conveniently located ering the nature of accommodation and mobility of nts.	None are applicable.
PO 40.3		DTS/DPF 40.3
Provisio	on is made for suitable external clothes drying facilities.	None are applicable.
PO 40.4		DTS/DPF 40.4
materia	on is made for suitable household waste and recyclable I storage facilities conveniently located away, or ed, from view.	None are applicable.
PO 40.5		DTS/DPF 40.5
	and recyclable material storage areas are located away vellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6		DTS/DPF 40.6
	on is made for on-site waste collection where 10 or more to be collected at any one time.	None are applicable.
PO 40.7		DTS/DPF 40.7
Services, including gas and water meters, are conveniently located and screened from public view.		None are applicable.
	Student Acc	commodation
PO 41.1		DTS/DPF 41.1

Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements in Designated Areas 	
	Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in	
P0 41.2	DTS/DPF 41.2	
Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.		

All non-residential development		
Water Sensitive Design		
P0 42.1	DTS/DPF 42.1	
Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	None are applicable.	
P0 42.2	DTS/DPF 42.2	
Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	None are applicable.	
P0 42.3	DTS/DPF 42.3	
Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	None are applicable.	
Wash-down and Waste Loading and Unloading		
PO 43.1	DTS/DPF 43.1	
Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or	None are applicable.	

(a) designed to contain all wastewater likely to pollute

equipment are:

Infrastructure and Access		
PO 44.1		DTS/DPF 44.1
Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:		Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.
(a) existing utility infrastructur accommodating the develo	e and services are capable of opment	
(b) the primary street can sup and regular service vehicle	port access by emergency s (such as waste collection)	
(c) it does not require the prov infrastructure on public lar stormwater management	d (such as footpaths and	
(d) safety of pedestrians or ve	hicle movement is maintained	
the site of the developmen	ition is accommodated within It to support an appropriate orderly development of land res.	

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		 Total private open space area: (a) Site area <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 ² , which may be uses as second car parking space, provided on each site intended for residential occupation.

Dwelling in a residential flat building or mixed use building which	Dwellings at ground level:	15m ² / minimum dimension 3m
incorporate above ground level dwellings	Dwellings above ground level:	
	Studio (no separate bedroom)	4m ² / minimum dimension 1.8m
	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m

Forestry

Assessment Provisions (AP)

	Desired Outcome
DO 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	
P0 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.
P0 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).
P0 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.
P0 1.4	DTS/DPF 1.4

1	
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</i> <i>and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .	
rotection	
DTS/DPF 2.1	
None are applicable.	
DTS/DPF 2.2	
 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or 	
second order watercourse or sinkhole (with no direct connection to an aquifer).	
nagement	
DTS/DPF 3.1	
 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 	
DTS/DPF 3.2	
 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. 	
Clearances	
DTS/DPF 4.1	
Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:	

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
500 kV	Tower	38m
275 kV	Tower	25m
132 kV	Tower	30m
132 kV	Pole	20m
66 kV	Pole	20m
Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

	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 a	and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.	
P0 1.2	DTS/DPF 1.2	
Medium-density housing options or higher are located in close	None are applicable.	

proximity to public transit, open space and/or activity centres.		
Building	y Height	
P0 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).	
P0 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.	
Primary Str	eet Setback	
P0 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	treet Setback	
P0 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	ry Walls	
P0 5.1	DTS/DPF 5.1	
Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land. 	
P0 5.2	DTS/DPF 5.2	
Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.	
Side Bound	ary Setback	
PO 6.1	DTS/DPF 6.1	

Other than walls located on a side boundary, buildings are set back from side boundaries:
 (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
ndary Setback
DTS/DPF 7.1
Dwellings are set back from the rear boundary:
 (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
levation design
DTS/DPF 8.1
 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation in a single material or finish.
 DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street
DTS/DPF 8.3
None are applicable.

Policy24 - Enquiry

DTS/DPF 8.4		
None are applicabl	e.	
DTS/DPF 8.5		
None are applicabl	e.	
ind amenity		
DTS/DPF 9.1		
DTS/DPF 9.2		
None are applicabl	e.	
pen Space		
DTS/DPF 10.1		
Private open space is provided in accordance with the following table:		
Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level)		Total area: 24m ² located behind the building line
		Minimum adjacent to a living room: 16m ² with a minimum dimension 3m
Dwelling (above ground level)	Studio	4m ² / minimum dimension 1.8m
	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	None are applicable DTS/DPF 8.5 None are applicable DTS/DPF 9.1 A living room of a dexternal outlook to space. DTS/DPF 9.1 A living room of a dexternal outlook to space. DTS/DPF 9.2 None are applicable DTS/DPF 10.1 Private open space DTS/DPF 10.1 Private open space Induction of a destructure DTS/DPF 10.1 Private open space Induction of a destructure Inducture Indu	None are applicable. DTS/DPF 8.5 None are applicable. Intermediation of a dwelling incorporates external outlook towards the street from space. DTS/DPF 9.1 A living room of a dwelling incorporates external outlook towards the street from space. DTS/DPF 9.2 None are applicable. DTS/DPF 9.1 A living room of a dwelling incorporates external outlook towards the street from space. DTS/DPF 9.2 None are applicable. DTS/DPF 10.1 Private open space is provided in accord table: Dwelling Type Dwelling / Site Configuration Dwelling (at ground level) Studio Dwelling (above ground level) Studio One bedroom dwelling Two bedroom

Policy24 - Enquiry		
	Three + bedroom15 m² / minimumdwellingdimension 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 applicable.	
 (a) provide useable outdoor space that suits the needs of occupants; 		
(b) take advantage of desirable orientation and vistas; and		
(c) adequately define public and private space.		
Visua	l privacy	
PO 11.1	DTS/DPF 11.1	
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 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% opening 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	DTS/DPF 11.2	
Development mitigates direct overlooking from upper level	One of the following is satisfied:	
balconies and terraces to habitable rooms and private open space of adjoining residential uses.	 (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building 	
	levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:	
	 (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or 	
	(ii) 1.7m above finished floor level in all other case	
Land	scaping	
PO 12.1	DTS/DPF 12.1	
Soft landscaping is incorporated into development to:	Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in	
(a) minimise heat absorption and reflection	accordance with (a) and (b):	

 (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	(a) a total area as determined by the following table:Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)Minimum percentage of site<15010%<20015%200-45020%>45025%(b) at least 30% of land between the road boundary and the building line.
Water Sens	sitive Design
P0 13.1	DTS/DPF 13.1
 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions. 	None are applicable.
Car F	l arking
P0 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. P0 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces. DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) minimum garage door width of 2.4m per space.
P0 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space

Policy24 - Enquiry

Policy24 - Enquiry	
	and any fence, wall or other obstruction of 1.5m.
P0 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.
P0 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.
Oversha	adowing
P0 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.
Wa	iste
P0 16.1	DTS/DPF 16.1
Provision is made for the convenient storage of waste bins in a location screened from public view.	A waste bin storage area is provided behind the primary building line that:
	 (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
P0 16.2	DTS/DPF 16.2
Residential flat buildings provide a dedicated area for the on-site storage of waste which is:	None are 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
P0 17.1	DTS/DPF 17.1
Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	None are applicable.
P0 17.2	DTS/DPF 17.2
Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	Vehicle access to designated car parking spaces satisfy (a) or (b):

Policy24 - Enquiry	
	(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.
P0 17.3	DTS/DPF 17.3
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 more than 1-in-4 on average
	(b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary.
	 (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.
P0 17.4	DTS/DPF 17.4
Driveways and access points are designed and distributed to optimise the provision of on-street parking.	Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:
	 minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)
	 Minimum car park length of 5.4m where a vehicle can enter or exit a space directly
	 minimum car park length of 6m for an intermediate space located between two other parking spaces.
P0 17.5	DTS/DPF 17.5
Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:
	(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)
	(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly
	(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
P0 17.6	DTS/DPF 17.6

Policy24 - Enquiry					
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				
P0 17.7	DTS/DPF 17.7				
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.				
Sto	rage				
PO 18.1	DTS/DPF 18.1				
Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:				
	(a) studio: not less than 6m ³				
	 (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³. 				
Earth	works				
PO 19.1	DTS/DPF 19.1				
Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m. 				
Service connection	I is and infrastructure				
PO 20.1	DTS/DPF 20.1				
Dwellings are provided with appropriate service connections and infrastructure.	The site and building:				
	 (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the South Australian Public Health Act 2011 (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the Electricity Act 1996. 				
Site cont	amination				
P0 21.1	DTS/DPF 21.1				
Land that is suitable for sensitive land uses to provide a safe environment.	Development satisfies (a), (b), (c) or (d): (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)

constitute a change to a more sensitive use

involves a change in the use of land to a more sensitive

Policy24 - Enquiry		
		<u>use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration</u> <u>form)</u>
	(d)	involves a change in the use of land to a <u>more sensitive</u> <u>use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:
		(i) <u>a site contamination audit report</u> 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. <u>site contamination</u> does not exist (or no longer exists) at the land or
		 B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or
		C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)
		and (ii) no other class 1 activity or class 2 activity has
		(ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination</u> <u>declaration form</u>).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

	Desired Outcome
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	General
P0 1.1	DTS/DPF 1.1

Policy24 - Enquiry	
Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	None are applicable.
	Visual Amenity
P0 2.1	DTS/DPF 2.1
 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating 	None are applicable.
or zoned to primarily accommodate sensitive receivers.	
P0 2.2	DTS/DPF 2.2
Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	None are applicable.
P0 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
P0 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
	DTS/DPF 4.1 None are applicable.

strips.	
P0 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 Infra	structure and Battery Storage Facilities
PO 5.1	DTS/DPF 5.1
Electricity infrastructure is located to minimise visual impacts through techniques including:	None are applicable.
 (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. 	
P0 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.
P0 5.3	DTS/DPF 5.3
Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	None are applicable.
Telecommunication Facilities	
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.
P0 6.2	DTS/DPF 6.2

Policy24 -	Enquiry
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Felecommunications antennae are located as close as	None are applicable.
practicable to support structures to manage overall pulk and mitigate impacts on visual amenity.	
20 6.3	DTS/DPF 6.3
Felecommunications facilities, particularly	None are applicable.
owers/monopoles, are located and sized to mitigate	
visual impacts by the following methods:	
(a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose	
or all of the following:	
(b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services	
(c) using materials and finishes that complement the environment	
(d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	
	Renewable Energy Facilities
20 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 mpacts as a result of extending transmission nfrastructure.	None are applicable.
Renew	vable Energy Facilities (Wind Farm)
PO 8.1	DTS/DPF 8.1
/isual impact of wind turbine generators on the ameni	y Wind turbine generators are:
of residential and tourist development is reduced hrough appropriate separation.	 (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
20 8.2	DTS/DPF 8.2
The visual impact of wind turbine generators on natura andscapes is managed by:	None are applicable.
age 103 of 143	Printed on 4/08/2021

Policy24 - Enquiry					
 (a) designing wind turbine generators to be uniform in colour, size and shape (b) accordination black protection and direction 					
 (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular 					
towers as opposed to lattice towers.					
P0 8.3	DTS/DPF 8.3				
Wind turbine generators and ancillary development	None are applica	able.			
minimise potential for bird and bat strike.					
P0 8.4	DTS/DPF 8.4				
Wind turbine generators incorporate recognition	No Commonwea	alth air safety (CASA / ASA	A) or Defence re	equirement is
systems or physical markers to minimise the risk to aircraft operations.	applicable.				
P0 8.5	DTS/DPF 8.5				
Meteorological masts and guidewires are identifiable to	None are applica	able.			
aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.					
high visibility sleeves of hashing strobes.					
Renewab	le Energy Facilities (S	Solar Power)			
PO 9.1	DTS/DPF 9.1				
Ground mounted solar power facilities generating 5MW	None are applica	able.			
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.					
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					
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	Ground mounte	d solar power f	acilities are	e set back from	land boundaries
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	Approximate	Setback	Setback	Setback from
	Capacity	size of array	from	from	Township,
			adjoining	conservation	Rural
			land boundary	areas	Settlement, Rural
			Soundary		Neighbourhood
	·				and Rural
					Living Zones ¹

Policy24 - Enquiry	11	1 1		1	1 1	
	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 app power facility is	-		-	nounted solar	
PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.					
Hydropowe	er / Pumped Hydropo	ower 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 designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	None are applicable.					
PO 10.3	DTS/DPF 10.3					
Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.						
	Water Supply					
P0 11.1	DTS/DPF 11.1					
Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	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.					
P0 11.2	DTS/DPF 11.2					

Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	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	
P0 12.1	DTS/DPF 12.1	
 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise 	 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. 	
environmental harm.		
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.	
	Temporary Facilities	
P0 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.	
P0 13.2	DTS/DPF 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.	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 a	nd 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.
P0 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.
P0 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 emissions.	None are applicable.
P0 1.4	DTS/DPF 1.4
Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
P0 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 set back 20m or more from public roads.
Wa	aste
P0 2.1	DTS/DPF 2.1

Policy24 - Enquiry	
 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. 	None are applicable.
Soil and W	ater Protection
P0 3.1	DTS/DPF 3.1
To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic of 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
Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:	None are applicable.
 (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. 	

Interface between Land Uses

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General Land Use Compatibility	
P0 1.1	DTS/DPF 1.1
Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses	None are applicable.

desired in the zone.			
P0 1.2	DTS/DPF 1.2		
Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.			
Hours o	f Operation		
P0 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 through its hours of operation having regard to:	Class of Development Hours of operation		
 (a) the nature of the development (b) measures to mitigate off-site impacts 	Consulting room 7am to 9pm, Monday to Friday		
 (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone 	8am to 5pm, Saturday		
(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse	Office 7am to 9pm, Monday to Friday		
impacts 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 the following:8am to 5pm, Saturday and Sunday		
	 (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone 		
Overshadowing			
PO 3.1	DTS/DPF 3.1		
Overshadowing of habitable room windows of adjacent residential land uses in:	North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.		
a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlightb. other zones is managed to enable access to direct winter sunlight.			
P0 3.2	DTS/DPF 3.2		
Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access	Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:		
to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	 a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or 		

Policy24 - Enquiry	
	ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)b. for ground level communal open space, at least half of the existing ground level open space.
PO 2 2	DTS/DPF 3.3
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:	None are applicable.
 (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed. 	
PO 3.4	DTS/DPF 3.4
Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	None are applicable.
Activities Generati	ng Noise or Vibration
P0 4.1	DTS/DPF 4.1
Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.
P0 4.2	DTS/DPF 4.2
Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:	None are applicable.
 (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers 	
 (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers 	
(c) housing plant and equipment within an enclosed structure or acoustic enclosure	
 (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. 	
P0 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 receivers (or lawfully approved sensitive receivers).	The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an

Policy24 - Enquiry	adjoining allotment		
	or		
	(b) located at least 12m from the nearest habitable ro located on an adjoining allotment.		
P0 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.		
P0 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.		
P0 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	Development incorporating music includes noise attenuation measures that will achieve the following noise levels:		
primarily intended to accommodate sensitive receivers.	Assessment location Music noise level		
	Externally at the nearest existing or envisaged noise sensitive locationLess than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)		
Air Q	uality		
P0 5.1	DTS/DPF 5.1		
Development with the potential to emit harmful or nuisance- generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	None are applicable.		
P0 5.2	DTS/DPF 5.2		
Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:	None are applicable.		
(a) incorporating appropriate treatment technology before exhaust emissions are released			
(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.			
Ligh	: Spill		
P0 6.1	DTS/DPF 6.1		
External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or	None are applicable.		

Policy24 - Enquiry	
lawfully approved sensitive receivers).	
P0 6.2	DTS/DPF 6.2
External lighting is not hazardous to motorists and cyclists.	None are applicable.
Solar Reflec	ctivity / Glare
P0 7.1	DTS/DPF 7.1
Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	None are applicable.
Electrical	Interference
PO 8.1	DTS/DPF 8.1
Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with	Rural Activities
P0 9.1	DTS/DPF 9.1
Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	None are applicable.
P0 9.2	DTS/DPF 9.2
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	None are applicable.
P0 9.3	DTS/DPF 9.3
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
P0 9.4	DTS/DPF 9.4
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
P0 9.5	DTS/DPF 9.5

Policy24 - Enquiry		
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	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:	
do not prejudice the continued operation of these activities.	 (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity and the 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	DTS/DPF 10.1	
Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act</i> 1971.	

Land Division

Assessment Provisions (AP)

Desired Outcome		
DO 1	Land division:	
	(a) creates allotments with the appropriate dimensions and shape for their intended use	
D	- 5440	Drinted on 1/00/2021

	(b)	allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure
	(c)	integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features
	(d)	facilitates solar access through allotment orientation
	(e) (f)	creates a compact urban form that supports active travel, walkability and the use of public transport avoids areas of high natural hazard risk.

Performance Outcome Deemed-to-Satisfy Criteria / **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): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the Development Act 1993 or Planning, Development and Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments. PO 1.2 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 None are applicable. the 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 None are applicable. public open space and public streets. PO 2.4 DTS/DPF 2.4 Land division is integrated with site features, adjacent land uses, None are applicable. the existing transport network and available infrastructure.

P0 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,	None are applicable.

infrastructure and services.		
P0 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.	
P0 2.7	DTS/DPF 2.7	
Land division results in legible street patterns connected to the surrounding street network.	None are applicable.	
P0 2.8	DTS/DPF 2.8	
Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	None are applicable.	
Roads and Access		
PO 3.1	DTS/DPF 3.1	
Land division provides allotments with access to an all-weather public road.	None are applicable.	

P0 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.
P0 3.3	DTS/DPF 3.3
Land division does not impede access to publicly owned open space and/or recreation facilities.	None are applicable.
P0 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.
P0 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 and from individual allotments and sites.	None are applicable.

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

Policy24 - Enquiry	
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.
Infrasi	tructure
P0 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.	 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
P0 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.
P0 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 feature.	None are applicable.

Minor Land Division (Under 20 Allotments)

Policy24 - Enquiry

Policy24 - Enquiry

Policy24 - Enquiry Open	Space
P0 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
P0 6.1	DTS/DPF 6.1
Land division for residential purposes facilitates solar access through allotment orientation.	None are applicable.
Water Sens	sitive Design
P0 7.1	DTS/DPF 7.1
Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	None are applicable.
P0 7.2	DTS/DPF 7.2
Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.
Battle-Axe I	Development
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
P0 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): (a) are constructed of a minimum of 50% permeable or porous material
	 (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Divisio	Don (20+ Allotments)
	Space

Open Space

Policy24 - Enquiry		
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.	
P0 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 Sens	sitive 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.	
P0 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 Or	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)

Desired Outcome

DO 1

Marinas and on-water structures are located and designed to minimise the impairment of commercial, recreational and navigational activities and adverse impacts on the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation	a 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.
P0 1.2	DTS/DPF 1.2
The operation of wharves is not impaired by marinas and on- water structures.	None are applicable.
P0 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 on- water structures.	Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5	DTS/DPF 1.5
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.
P0 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.
Environmen	tal 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

Assessment Provisions (AP)

Desired Outcome	
	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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use a	and Intensity
P0 1.1	DTS/DPF 1.1
Recreation facilities are compatible with surrounding land uses and activities.	None are applicable.
P0 1.2	DTS/DPF 1.2
Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	None are applicable.
Design	and Siting
P0 2.1	DTS/DPF 2.1
Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	None are applicable.
P0 2.2	DTS/DPF 2.2
Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	None are applicable.
P0 2.3	DTS/DPF 2.3
Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	None are applicable.
Pedestrians	and Cyclists
P0 3.1	DTS/DPF 3.1
Open space incorporates:	None 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.	
Usa	ıbility
P0 4.1	DTS/DPF 4.1

Policy24 - Enquiry		
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	
P0 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.	
P0 5.2	DTS/DPF 5.2	
Play equipment is located to maximise opportunities for passive surveillance.	None are applicable.	
P0 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.	
P0 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.	
P0 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.	
Sig	nage	
P0 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	nd Structures	
P0 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.	
P0 7.2	DTS/DPF 7.2	
Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	None are applicable.	
P0 7.3	DTS/DPF 7.3	
Development in open space is constructed to minimise the extent of impervious surfaces.	None are applicable.	
P0 7.4	DTS/DPF 7.4	

Policy24 - Enquiry	
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.
P0 8.2	DTS/DPF 8.2
Landscaping in open space and recreation facilities provides shade and windbreaks:	None are applicable.
 (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas. 	
P0 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)

	Desired Outcome
DO1	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
 PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities. 	DTS/DPF 1.1 None are applicable.
P0 1.2	DTS/DPF 1.2

Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:	None are applicable.
 (a) that support the needs of local residents and workers, particularly in underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. 	

Resource Extraction

Assessment Provisions (AP)

	Desired Outcome
DO 1	Resource extraction activities are developed in a manner that minimises human and environmental impacts.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Land Use a	nd Intensity	
P0 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.	
P0 1.2	DTS/DPF 1.2	
Resource extraction activities avoid damage to cultural sites or artefacts.	None are applicable.	
Water	Quality	
P0 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 sensitive receivers through incorporation of separation distances	None are applicable.	

and/or mounding/vegetation.	
P0 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)

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
Ensure land is suitable for use when land use changes to a more sensitive use.	 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form)
	 (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that-
	 A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or
	C. where remediation is, or remains, necessary for the 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

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Ger	eral
PO 1.1	DTS/DPF 1.1
Tourism development complements and contributes to local, natural, cultural or historical context where:	None are applicable.
 (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. 	
P0 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
P0 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.
P0 2.2	DTS/DPF 2.2
Occupants are provided privacy and amenity through landscaping and fencing.	None are applicable.

Policy24 - Enquiry

PO 2.3	DTS/DPF 2.3
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.
P0 2.4	DTS/DPF 2.4
Perimeter landscaping is used to enhance the amenity of the locality.	None are applicable.
P0 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 under the National Parks and Wildlife Act 1972	
P0 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.
P0 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.
P0 3.4	DTS/DPF 3.4
Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units	None are applicable.
 (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. 	

Transport, Access and Parking

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movemer	t Systems
P0 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.
P0 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.
P0 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.
P0 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.
Sigh	lines
P0 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.
P0 2.2	DTS/DPF 2.2
Walls, fencing and landscaping adjacent to driveways and corner	None are applicable.

Policy24 - Enquiry	
sites are designed to provide adequate sightlines between vehicles and pedestrians.	
Vehicle	Access
P0 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	 DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
P0 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	 DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m:

Policy24 - Enquiry	1
	 a single access point no greater than 6m in width is provided or not more than two access points with a width of 3.5m each are provided.
P0 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation. P0 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. P0 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m. DTS/DPF 3.8 None are applicable.
public roads.	
Access for Peop	le with Disabilities
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Pa	rking Rates
 P0 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 	 DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
(d) the adaptive reuse of a State or Local Heritage Place.	onset by contribution to the fund.
Vehicle Pa	rking Areas
P0 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.

Policy24 - Enquiry

Policy24 - Enquiry		
P0 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.	
P0 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.	
P0 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.	
P0 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 G	araging and Parking of Vehicles	
P0 7.1	DTS/DPF 7.1	
Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	None are applicable.	
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.	
P0 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		
P0 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.	
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Policy24 - Enquiry

Policy24 - Enquiry	
P0 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
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	DTS/DPF 10.1
Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:

Table 1 - General Off-Street Car Parking Requirements

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.	

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Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.
	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.
, p, g	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.

Policy24 - Enquiry	
	A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area
	1 space per 100m ² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
	5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.
	Premises with take-away service but with no seats - 12 spaces per 100m ² 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

Policy24 - Enquiry

Policy24 - Enquiry		
Library	4 spaces per 100m ² of total floor area.	
Community facility	10 spaces per 100m ² of total floor area.	
Hall / meeting hall	0.2 spaces per seat.	
Place of worship	1 space for every 3 visitor seats.	
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)	
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 ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.	
Indoor recreation facility	6.5 spaces per 100m ² of total floor area for a Fitness Centre	
	4.5 spaces per $100m^2$ of total floor area for all other Indoor recreation facilities.	
Industry/Employment Uses		
Fuel depot	1.5 spaces per 100m ² total floor area	
	1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.	

Policy24 - Enquiry

Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area
	1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m ² of total building floor area.

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

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 Criteria (other than where a location is exempted from the application of those criteria)
 or
- (b) the development satisfies Table 2 Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate 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	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide)

Policy24 - Enquiry			
		 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. 	The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential develop	ment		
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development	t		
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone

	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.		Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	 Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking. 	None specified.	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

Table 2 - 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 ring:	4.5	es in the City of Adelaide gic Innovation Zone in the following locations: City of Burnside City of Marion City of Mitcham
(a) (b) (c) (d)	is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service ⁽²⁾ is within 400 metres of a bus interchange ⁽¹⁾ is within 400 metres of an O-Bahn interchange ⁽¹⁾ is within 400 metres of a passenger rail	(d) Urban(e) Urban(f) Urban	Corridor (Boulevard) Zone Corridor (Business) Zone Corridor (Living) Zone Corridor (Main Street) Zone Neighbourhood Zone
(e) (f)	station ⁽¹⁾ is within 400 metres of a passenger tram station ⁽¹⁾ 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.
Educational establishment	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors.
Pre-school	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	

Policy24 - Enquiry

Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone	Metropolitan Adelaide
Strategic Innovation Zone	
Suburban Activity Centre Zone	
Suburban Business Zone	
Suburban Main Street Zone	
Urban Activity Centre Zone	
Urban Corridor (Boulevard) Zone	
Urban Corridor (Business) Zone	
Urban Corridor (Living) Zone	
Urban Corridor (Main Street) Zone	
Urban Neighbourhood Zone	

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
P0 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	None are applicable.

and future cells) and sensitive receivers and sensitive	
environmental features to mitigate off-site impacts from noise,	
air and dust emissions.	
Soil and Wat	er Protection
P0 2.1	DTS/DPF 2.1
Soil, groundwater and surface water are protected from	None are applicable.
contamination from waste treatment and management facilities through measures such as:	
-	
 (a) containing potential groundwater and surface water contaminants within waste operations areas 	
(b) diverting clean stormwater away from waste operations areas and potentially contaminated areas	
(c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	
P0 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.
P0 2.3	DTS/DPF 2.3
Wastewater lagoons are designed and sited to:	None are applicable.
 (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage. 	
P0 2.4	DTS/DPF 2.4
Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	Waste operations areas are set back 100m or more from watercourse banks.
Am	enity
P0 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.

Policy24 - Eriquiry		
Access		
P0 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.	
P0 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	
P0 5.1	DTS/DPF 5.1	
Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.	
Landfill		
P0 6.1	DTS/DPF 6.1	
Landfill gas emissions are managed in an environmentally acceptable manner.	None are applicable.	
P0 6.2	DTS/DPF 6.2	
Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.	
P0 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 Pr	ocessing Facilities	
P0 7.1	DTS/DPF 7.1	
Organic waste processing facilities are separated from the coast to avoid potential environment harm.	Organic waste processing facilities are set back 500m or more from the coastal high water mark.	
P0 7.2	DTS/DPF 7.2	
Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	None are applicable.	
P0 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.	
P0 7.4	DTS/DPF 7.4	
Organic waste processing facilities are located on land that is	None are applicable.	

not subject to land slip.	
P0 7.5	DTS/DPF 7.5
Organic waste processing facilities separated from areas subject to flooding.	Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major 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.
P0 8.2	DTS/DPF 8.2
Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

DO 1

Desired Outcome

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
P0 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.
P0 1.2	DTS/DPF 1.2
Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	None are applicable.
P0 1.3	DTS/DPF 1.3
Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	None are applicable.
P0 1.4	DTS/DPF 1.4

Policy24 - Enquiry		
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.