DEVELOPMENT NO.:	21015778
APPLICANT:	ProHealthCare Stirling – Janari Pty. Ltd.
ADDRESS:	104 MOUNT BARKER RD STIRLING SA 5152
NATURE OF DEVELOPMENT:	Alterations and additions to existing consulting rooms, removal of 1 regulated tree (*Eucalyptus maculate*), car parking and landscaping
ZONING INFORMATION:	**Zones:** • Rural Neighbourhood **Subzones:** • Adelaide Hills **Overlays:** • Hazards (Bushfire - Medium Risk) • Mount Lofty Ranges Water Supply Catchment (Area 2) • Native Vegetation • Prescribed Water Resources Area • Regulated and Significant Tree • Traffic Generating Development • Urban Transport Routes **Technical Numeric Variations (TNVs):** • Minimum Site Area
LODGEMENT DATE:	29 Jul 2021
RELEVANT AUTHORITY:	Assessment panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	Version 2021.10 - (29 July to 11 August 2021).
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Aaron Wilksch (Consultant Planner) for Melanie Scott, Senior Statutory Planner
REFERRALS STATUTORY:	Nil.
REFERRALS NON-STATUTORY:	Council Engineering Council Environmental Health

CONTENTS:

ATTACHMENT 1: Proposal Plans

ATTACHMENT 2: Applicant Deferral Response Documents

ATTACHMENT 3: Council Referral Response

ATTACHMENT 4: Previous Report and Attachments

DETAILED DESCRIPTION OF PROPOSAL:

The application proposes alterations and additions to existing consulting rooms, alteration of car parking layout and landscaping.

The proposal was identified as impacting upon 2 regulated trees, being a Silver Gum (*Eucalyptus crenulata)* – identified as *Tree 32* (requiring removal) which is located within 20 metres of the existing dwelling adjacent to the south-east and is within a medium risk bushfire protection area, whereby it becomes exempt from the definition of a Regulated Tree and its removal therefore does not constitute development, and a Spotted Gum (*Eucalyptus maculate)* – identified as tree 18. In response to representations the applicant proposes to preserve these trees.

The proposed additions include a new waiting room and consulting room added to the front (northern aspect) of the building addressing Mt. Barker Road, three new consulting rooms and corridor generally to the north-western side aspect of the existing building. A new main entrance will be formed at the north-western corner of the building adjacent to the new waiting room and consulting rooms, and the entrance will be served by new access steps and pedestrian ramp from the altered 'front car park'. At the rear of the existing building there will be addition of a new staff room and amenities.

Associated with the proposed building works will be landscaping, short wall / garden borders retaining walls and steps where transition occurs between the car park areas and the building.

The building will maintain setbacks to the eastern and western side property boundaries as established by the existing building, and southern (rear) property boundary setback, and will establish a new front setback of 7.5 metres from the Mt Barker Road site frontage as a result of the new building entry and waiting room.

New roof sections will be added over the additions, maintaining the shallow pitched roofline and generally the form of the existing building with modernised, improving the aesthetics of the façade.

BACKGROUND:

At its meeting on 9 February 2022, the Council Assessment Panel considered the merits of the proposed development and received and considered five (5) representations from nearby adjoining and adjacent owners and occupiers of land, received during Public Notification of the application.

The Panel determined at its meeting to defer its consideration of the proposed development, to enable the applicant to provide further information on matters considered necessary for the Assessment Panel to complete its assessment of the application.

At its deferral of the assessment, the following information was sought by the Panel:

1. A site plan to scale that demonstrates all trees to be retained and removed, earthworks and a Tree Protection Zone for Tree 18 based on arboricultural advice.
2. Clarification on the intensity of the use in relation to all the treatment and consulting rooms, and calculation of car parking provisions.
3. Traffic engineering report assessing the safety of the proposed two-way access and impact on traffic flow, including information regarding the collection of waste, on Mount Barker Road.

The matters sought by the Assessment Panel have been responded to by the applicant with details provided as follows:

URPS planning consultants and Landskap landscape architects, have provided a response with respect to the preservation of *Tree 18*, the Regulated Spotted Gum (*Eucalyptus maculate)*, situated immediately south of the transition of levels and retaining wall structures at the south-western extent of the upgraded car parking area.

And

Traffic Engineering advice has been provided by Cirqa Traffic Consultants with respect to the calculation of car parking provisions appurtenant to the proposed development and assessment of the safety of the proposed two-way access and impact on traffic flow and collection of waste, on Mount Barker Road.

Accordingly, the application, having otherwise satisfied the Assessment Panel of its merits, the applicant's response to these outstanding matters are presented to the Assessment Panel for its further consideration.

The Panel may refer to the previous CAP Agenda Report for this proposal in the 2 February 2022 Council Assessment Panel Agenda (Attach 4).

SUBJECT LAND & LOCALITY:

Location reference: 104 MOUNT BARKER RD STIRLING SA 5152
Title ref.: CT 5553/788 **Plan Parcel:** F158290 AL44 **Council:** ADELAIDE HILLS COUNCIL

Site Description:

The subject land comprises a generally regular shaped allotment of approximately 2700m² within the Rural Neighbourhood Zone of the township of Stirling, exhibiting a frontage of approximately 36.0 metres and a depth of no less than 74.0 metres and gentle rise in elevation of approximately 10 metres from its frontage to its rear boundary, or approximately 1: 7.5 grade.

The site contains an existing building of approximately 380m² currently utilised for the existing health services clinic and sealed car parking areas generally set-out to the north-west and south-west of the building, with the rear (south-eastern) aspect of the land containing a number of substantial trees.

Access to the subject site and car parking is obtained directly from Mount Barker Road, however also currently utilises shared access across adjoining allotment 43 FP158289 (dental surgery) to the north onto Twin Street.

Locality

The locality exhibits a mixed-use character, exhibiting residential developments on the northern side of Mount Barker Road and generally to the south-west to south-eastern sides of the subject land and commercial land uses interspersed predominantly on the southern side of Mount Barker Road, including the aforementioned dental surgery to the north-west and a commercial premises (architects' studio) to the south-east side.

The locality exhibits similar, typically gentle undulation rising to the western side of Mount Barker Road and generally falling to the northern side of the road excluding some localised elevated land, with well vegetated and landscaped land and road reserves and attractive streetscapes.

CONSENT TYPE REQUIRED:

Planning Consent is sought, with subsequent Building Rules Consent necessary.

DEFERRED ASSESSMENT - ITEMS TO BE DETERMINED

The matters to be resolved and determined at the Assessment Panel's deferral of this assessment at its February meeting are identified under the following headings:

Tree impacts:

The Assessment Panel sought:

A site plan to scale that demonstrates all trees to be retained and removed, earthworks and a Tree Protection Zone for Tree 18 based on arboricultural advice.

The applicant has supplied a site plan prepared by Landskap landscape architects which identifies Tree 18 (Spotted Gum) situated approximately 7.1 metres from the rear car parking area upper tier and approximately 9.8 metres from the lower tier (adjacent to the south-eastern side boundary.

The applicant has indicated that tree 18 is intended to be retained and protected as part of the proposed development, and accordingly, the site plan prepared by Landskap identifies that the encroachment into the Tree Protection Zone (TPZ) is approximately 2.3 metres (approximately 2%) and identifies that the encroachment is within an existing already constructed part of the car park.

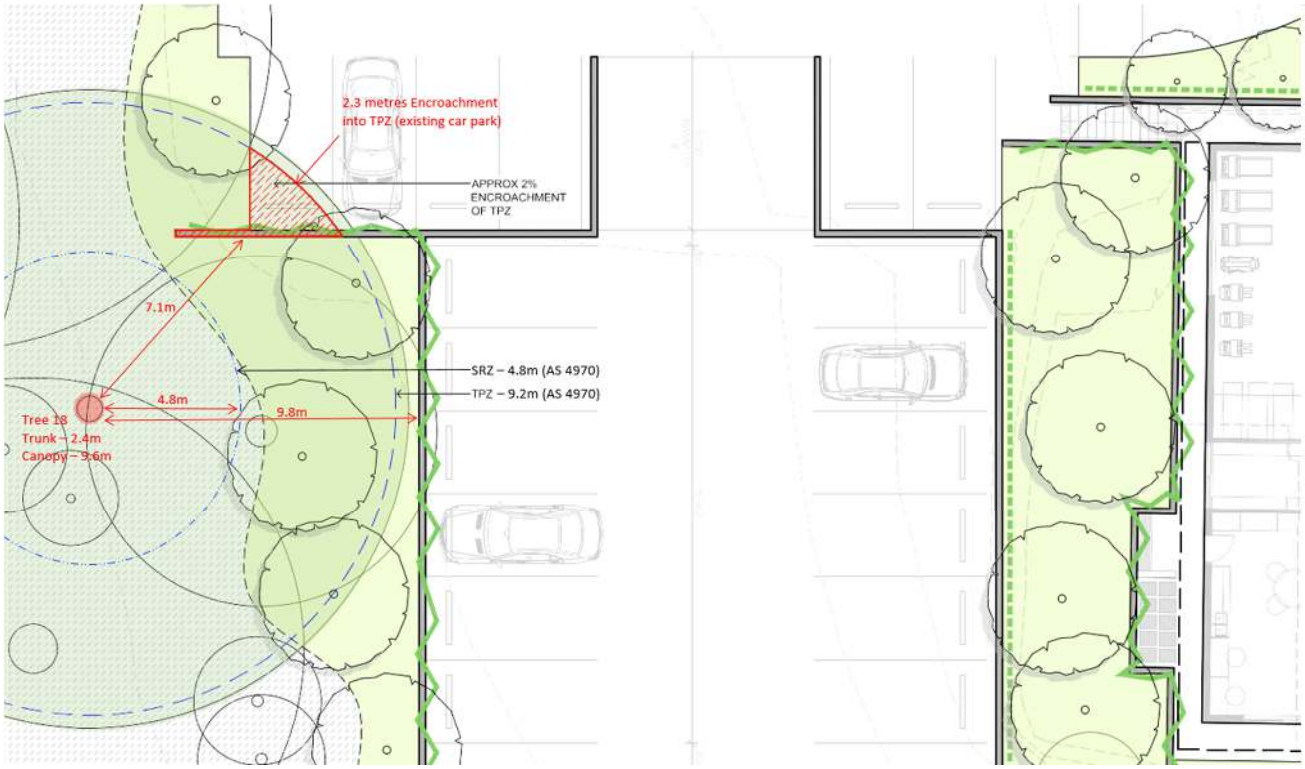
The applicant provides that the level of encroachment is within the permissible 10% encroachment allowed for in Australian Standard *AS 4970-2009 – Protection of Trees on Development Sites*.

AS 4970 – Appendix D provides detail indicating that where an encroachment is less than 10% of the area of the TPZ, and is outside the SRZ, the area lost to the encroachment should be compensated for elsewhere in the TPZ.

Regard has been given to the Structural Root Zone (SRZ), in accordance with Part 3.6.5 - Figure 1 in determining that the SRZ (utilising the AS4970 formula) for the Spotted Gum which is identified as having a trunk diameter of 2.4 metres in the landscaping plan prepared by Bruce Oswald Landscape Architect, provided as part of the assessment documents (23 November 2021).

The SRZ for the tree is determined to be 4.8 metres and therefore the 2% encroachment within the TPZ sufficiently avoids the SRZ and is considered upon the technical aspects of the Australian Standard to be unlikely to impact Tree 18.

Figure 1 – Mark-up diagram (Landskap base plan) identifying AS 4970 TPZ and SRZ and extent of encroachment of existing car park surface.



The trees being removed were identified in the application plans prepared by Architects Ink dated 12/11/2020 (Figure 2) and landscaping plan prepared by Bruce Oswald Landscape Architect, 23 November 2021, (Figure 3) provided as part of the assessment documents to the February 2022 Assessment Panel meeting.

Figure 2 - Application plans prepared by Architects Ink identifying trees to be removed.

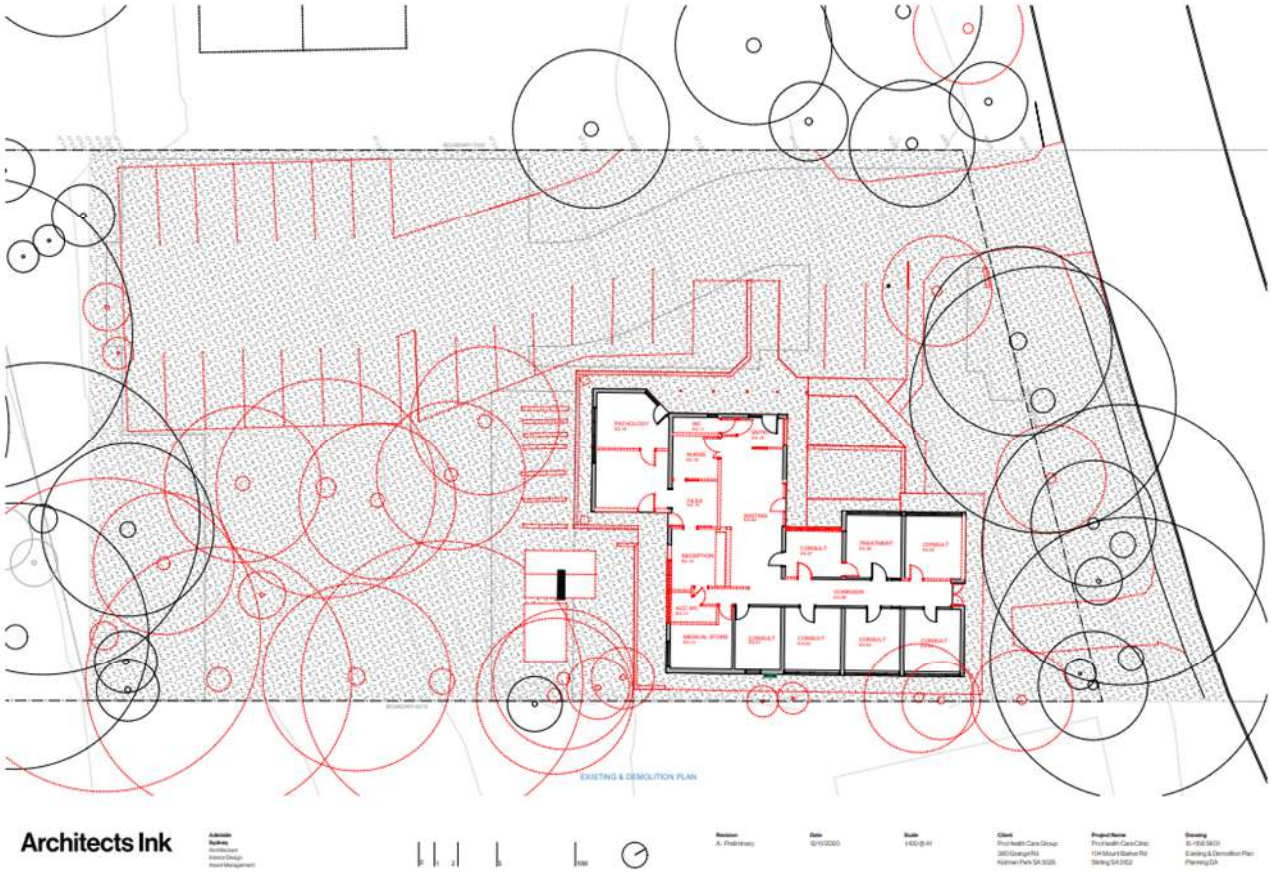
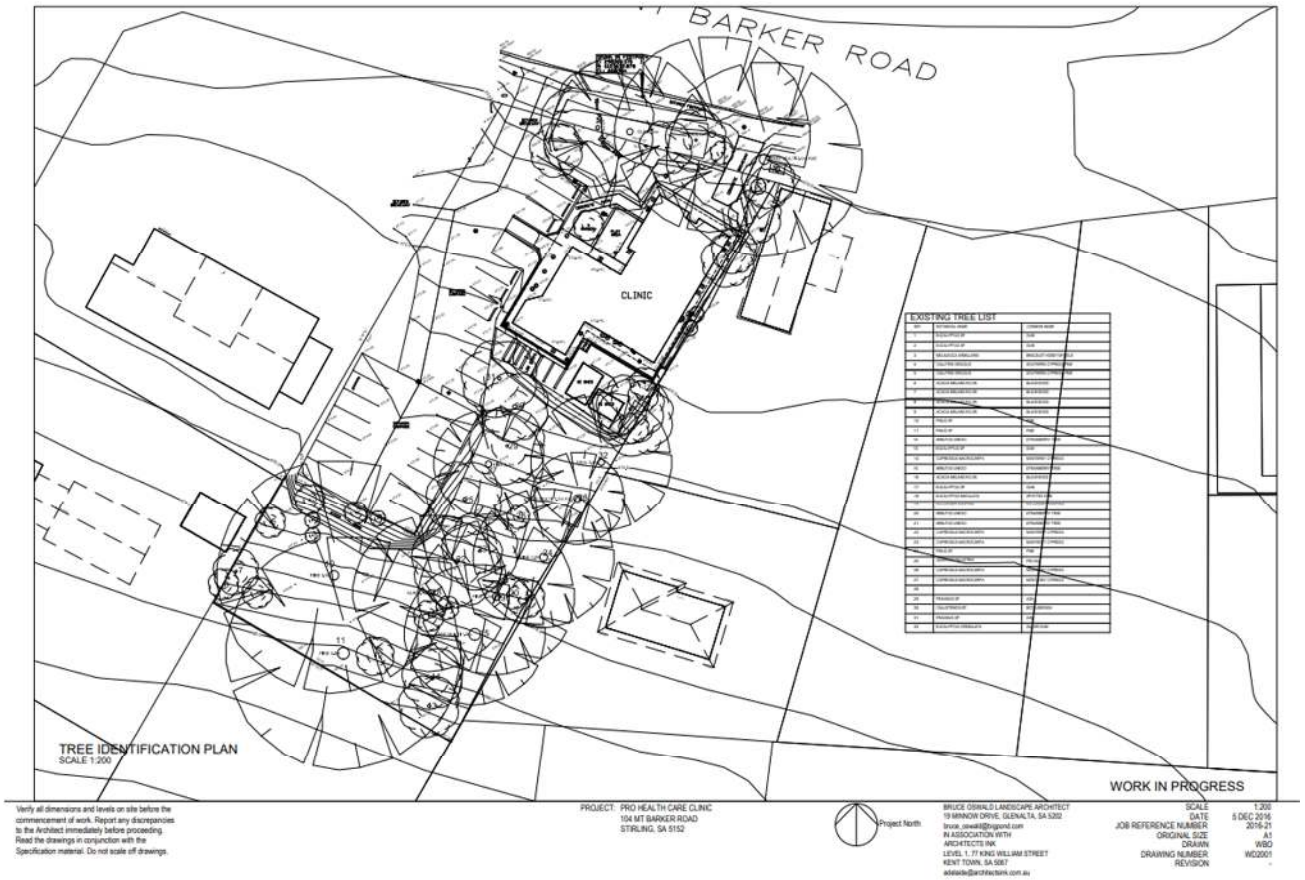


Figure 3 - landscaping plan prepared by Bruce Oswald Landscape Architect identifying tree species and trunk diameters.



The trees and species (taken from the above two plans) to be removed are identified as:

Tree No.	Botanical Name	Common Name	Native	Regulated / Protected	
1	*Eucalyptus Sp.*	Gum	✓	✗	*Below Size threshold*
2	*Eucalyptus Sp.*	Gum	✓	✗	*Below Size threshold*
19	*Pine - No Longer Existing*	Pine	✗	✗	*Species Exclusion*
24	*Arbutus Unedo*	Strawberry Tree	✗	✗	*Below Size threshold*
25	*Arbutus Unedo*	Strawberry Tree	✗	✗	*Below Size threshold*
26	*Cupressus Macrocapa*	Monterey Cypress	✗	✗	*Species Exclusion*
27	*Cupressus Macrocapa*	Monterey Cypress	✗	✗	*Species Exclusion*
28	*Not Listed*	*'Tree multi'*	✗	✗	*Below Size threshold*
29	*Fraxinus Sp.*	Ash	✗	✗	*Below Size threshold*
30	*Callistemon Sp.*	Bottlebrush	✓	✗	*Below Size threshold*
31	*Fraxinus Sp.*	Ash	✗	✗	*Below Size threshold*
32	*Eucalyptus Crenulata*	Silver Gum	✓	✗	*Exclusion within 20m of dwelling*

Intensity of land use and car parking ratio:

The Assessment Panel sought:

Clarification on the intensity of the use in relation to all the treatment and consulting rooms, and calculation of car parking provisions.

The Cirqa traffic consultants response identifies that:

- The site currently accommodates 8 consulting rooms with associated ancillary areas (administration, back of house etc.). It is proposed to redevelop and expand the building resulting in the provision of 2 additional consulting rooms (to a total of 10 consulting rooms) and that the applicant anticipates between 12 to 14 staff on-site at any one time (including consultants, nurses/technicians and admin/support staff). The car parking areas will be realigned and expanded resulting in a total of 30 spaces within the site.

- The Planning and Design Code identifies Deemed-to-Satisfy criteria for the provision of four parking spaces per consulting room. On this basis, there would be a requirement for 40 spaces for the medical centre (including existing requirements). Therefore, there would be a shortfall in provision against the above rate. However, while the proposal would not meet the Deemed to Satisfy criteria of the Code in respect to parking provision, it is noted that Performance Objective 5.1 of the General Development Policies (Transport, Access and Parking) states the following:

  "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…"

  The Planning and Design Code therefore contemplates acceptance of lower parking provisions (than suggested by the specified rates) based on development and land use considerations.

  The Cirqa traffic consultant's response goes on to identify that it is common at health clinics/medical centres that not all consultants are on-site at one time and that previous surveys undertaken at similar facilities identify only 75% of consulting rooms were occupied 'at peak periods', stating that:

  Accounting for such an occupancy rate, the provision of 30 spaces on site would adequately accommodate peak demands.

And that:

In addition, I note that the RMS "Trip Generation Surveys – Medical Centres" document detailed surveys undertaken at a number of medical clinics/centres and identified an associated peak parking accumulation rate equivalent to:

- *$0.041x^2 + 0.2714x + 16.089$ (where x is the maximum number of staff including consultants and support staff on site at one time).*

And subsequently concluding that:

Based on this rate (and a total of up to 14 staff associated with the site), the peak parking demand would equate to 28 spaces. Again, the proposed on-site provision would adequately accommodate such peak demands. The comparative assessment based on the RMS rates therefore supports the assumptions in respect to likely parking demands based on realistic occupancy rates.

The previous CAP report assessment of Transport Access and Parking provisions in respect of Vehicle parking Rates PO 5.1, in determining '*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'*, arriving at a similar conclusion that 30 car parking spaces would be sufficient, at a rate of 3 parking spaces per consulting room (*being relatively consistent with the actual requirements of the clinic*), whereby it will provide (for each consulting room) one car parking space occupied by a patient who has been

seen and is in the process of departing the clinic, one car parking space for a patient who is being seen or treated, and one space for a person arriving for an appointment.

The Cirqa traffic consultant's response is considered to corroborate that a reduced car parking ratio, less than prescribed in Transport Access and Parking Table 1 is sufficient for the intended intensity of the land use.

Traffic impacts:

The Assessment Panel sought:

Traffic engineering report assessing the safety of the proposed two-way access and impact on traffic flow, including information regarding the collection of waste, on Mount Barker Road.

The Cirqa traffic consultant's response to access and egress of the site via the single crossover, identifies that:

The existing site is accessed via an ingress on Mount Barker Road with egress movements currently accommodated via the neighbouring property to the west with no formal rights-of-way, and, g*iven the site has no right of egress across the neighbouring site, it has been proposed to widen the crossover on Mount Barker Road to accommodate egress movements (i.e. two-way flow). Such a provision is appropriate given the site only has frontage to Mount Barker Road and with no rights-of-way over adjacent land, it must legally be provided with two-way access to Mount Barker Road.*

The report confirms that the access point width is compliant with the requirements of Australian Standard AS/NZS 2890.1:2004 to safely accommodate two-way traffic flow, and that appropriate Safe Intersection Sight Distances (SISD) accord with Austroads Guidelines. The suitability of the car park area and access / egress point design to mitigate unreasonable queuing for exist to Mount Barker Road, with queuing and delay impacts identified as being 'negligible'.

In respect to refuse collection arrangements, the Cirqa traffic consultant's report identifies that existing waste collection is currently undertaken primarily via Council's kerb-side collection service, and that commercial (medical) waste can be collected from the site via light vans, capable of being accommodated in a typical parking space on the site, concluding that *the small increase in the number of consultants rooms, there would be negligible impact on refuse collection arrangements associated with the clinic.*

The Traffic Consultants response concludes that:

Having reviewed the development proposal, I am of the opinion that the access and parking arrangements are acceptable. Notably, the level of parking provision will be sufficient to accommodate realistic peak demands associated with the subject use.

In respect to access arrangements, the proposal will formalise the legal accommodation of egress movements for the site (which currently occur across the neighbouring property with no formal right-of-way in place). Two-way movements at the access point will be easily accommodated given the width proposed and the relatively low traffic volumes associated with the proposal. This has been confirmed with SIDRA analysis which indicates minimal queuing and delay for movements into and out of the access point and negligible impact on through movements on Mount Barker Road.

And is considered to have appropriately considered and responded to the concerns raised to be responded.

All response documentation is provided for the Assessment Panel's information in attachment 2 to this report.

CONCLUSION

The assessment of the proposal by ProHealthCare Stirling (Janari Pty. Ltd.) for alterations and additions to the existing consulting rooms, alteration of car parking layout and landscaping has considered a detailed account of the application against the most pertinent provisions of the South Australia Planning and Design Code.

The additional material and assessment of the matters pending at deferral have turned their attention to, and confirmed satisfactorily within the Assessment Provisions (AP) of the Planning and Design Code, *Performance Assessed – All Other Code Assessment,* that:

- The preservation of the Regulated Eucalypt (and the removal of the numerous non-native and non-regulated trees) in this proposal remains consistent with the desired Outcomes of the Zone and the Code generally, and

- The formation of a new two-way access point augmenting the existing driveway crossover and accessing the expanded car parking areas is legally necessary in light of there being no formal rights to the use of the alternative access / egress point to the north over adjoining land, and is confirmed as being capable of providing safe and convenient traffic interface with Mount Barker Road, and

- The requirements for any additional traffic catering for specific waste streams generated by the clinic can be appropriately managed without impact to the safety and efficiency of traffic movements on Mount Barker Road.

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

- The scale and nature of the proposed alterations and additions present a reasonable addition to an existing land use within the Rural Neighbourhood Zone, having had regard to the existing building and land use intensity as well as the proposed additions and alterations' aesthetic effect, siting and context relative to the character of the locality;

- The proposal presents a compact building design and site layout, including increased car parking which, notwithstanding a shortfall in on-site car parking spaces, provides parking provisions suitable to cater for the intended land use intensity without any obtuse impacts to the existing neighbourhood character or pleasant amenity of the locality, and

- Has established that the level of landform modification and vegetation removal is not inappropriate in respect of the legislative controls within the Planning, Development and Infrastructure Act in respect of native vegetation and controls for Regulated and Significant trees, notwithstanding public sentiment differs somewhat.

Accordingly, it is recommended that The Assessment Panel can proceed to grant Planning 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 21015778, by ProHealthCare Stirling (Janari Pty. Ltd) for alterations and additions to existing consulting rooms, removal of 1 regulated tree (*Eucalyptus maculate*), car parking and landscaping at 104 Mount Barker Road, Stirling is granted Planning Consent subject to the following conditions:**

CONDITIONS

Planning Consent

1) **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) **All car parking spaces, driveways and manoeuvring areas shall be designed, constructed, drained and line-marked 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/commencement of the use and maintained in good condition at all times to the reasonable satisfaction of the Council.**

3) **The proposed development shall maintain a minimum of 30 vehicle parking spaces in accordance with the approved plans and details.**

4) **Landscaping including plantings shall be completed 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.**

5) **The development herein approved shall be connected to the existing sewer services with all relevant approvals including underfloor plumbing approved prior to the issue of Building Rules Consent and Development Approval.**

6) **Prior to Building Consent being granted the applicant shall prepare and submit to Council a final Siteworks Plan, Soil Erosion and Drainage Management Plan (SEDMP) and Construction Management Plan (CMP) for the site for Council's approval.**

   The Siteworks Plan shall accurately address the required levels across the site and the final stormwater plan.

   The SEDMP shall comprise a site plan and design sketches that detail erosion control methods and installation of sediment collection devices that will prevent:

   a) **soil moving off the site during periods of rainfall;**
   b) **Erosion and deposition of soil moving into the remaining native vegetation; and**
   c) **Soil transfer onto roadways by vehicles and machinery.**

   The works contained in the approved SEDMP shall be implemented prior to construction commencing and maintained to the reasonable satisfaction of Council during the construction period.

   The CMP shall address amongst other things access and safety issues for employees, vehicle and general public during construction.

7) **Prior to Building Rules Consent Being Granted – the applicant is required to lodge and have approved a Section 221 application for works on Council land with regards to final footpath design and stormwater outlet (per the approved Civil Plan notes from MQZ Consulting Engineers).**

8) A tree protection zone (TPZ) around 'regulated' tree 18 to be retained is required. The protection zone is to encompass the structural root zone of the tree and shall be determined by the project arborist. During construction each TPZ shall be fenced with 2.0 metre high chain mesh material with posts at 3 metre intervals and incorporate on the east and south sides a clearly legible sign displaying the words "Tree Protection Zone".

The following restrictions apply to the tree protection zone:

- **a) No machine excavation is permitted.**
- **b) If any major roots (roots with a diameter greater than 25mm) are found outside the TPZ during construction the project arborist shall be contacted immediately to assess the situation.**
- **c) A layer of organic mulch to a depth of 100mm shall be placed over all root systems so as to assist with moisture retention and to reduce the impact of compaction.**
- **d) No material, equipment or temporary buildings shall be placed within any TPZ.**
- **e) No items shall be attached the tree including temporary service wires, nails, screws or any other fixing device.**
- **f) Supplementary watering shall be provided to the tree through any dry periods during and after the construction process. The tree is to be provided with a circular dripper system comprising 19mm polypipe, 4 litre per hour drippers spaced every 2 metres.**
- **g) Only landscaping, permeable paving or rubble paths shall occur in the TPZ, and only when all construction of the proposed alterations, additions and carparking has been completed. The area within the TPZ shall be retained at natural ground level and no additional soil or fill shall be placed within the zone.**
- **h) No other works shall occur within the TPZ without the consent of Council's Arborist during the life of the retained tree.**
- **i) Any services such as stormwater, sewer and electrical that enter the TPZ are to be excavated using non-destructive methods such as Hydro vac® or directional boring systems. This work is to be supervised by the project arborist. If any tree roots are discovered at this time, the project arborist is to assess and address accordingly.**

ADVISORY NOTES

General Notes

1) 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) 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.

3) 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).**

Planning Consent

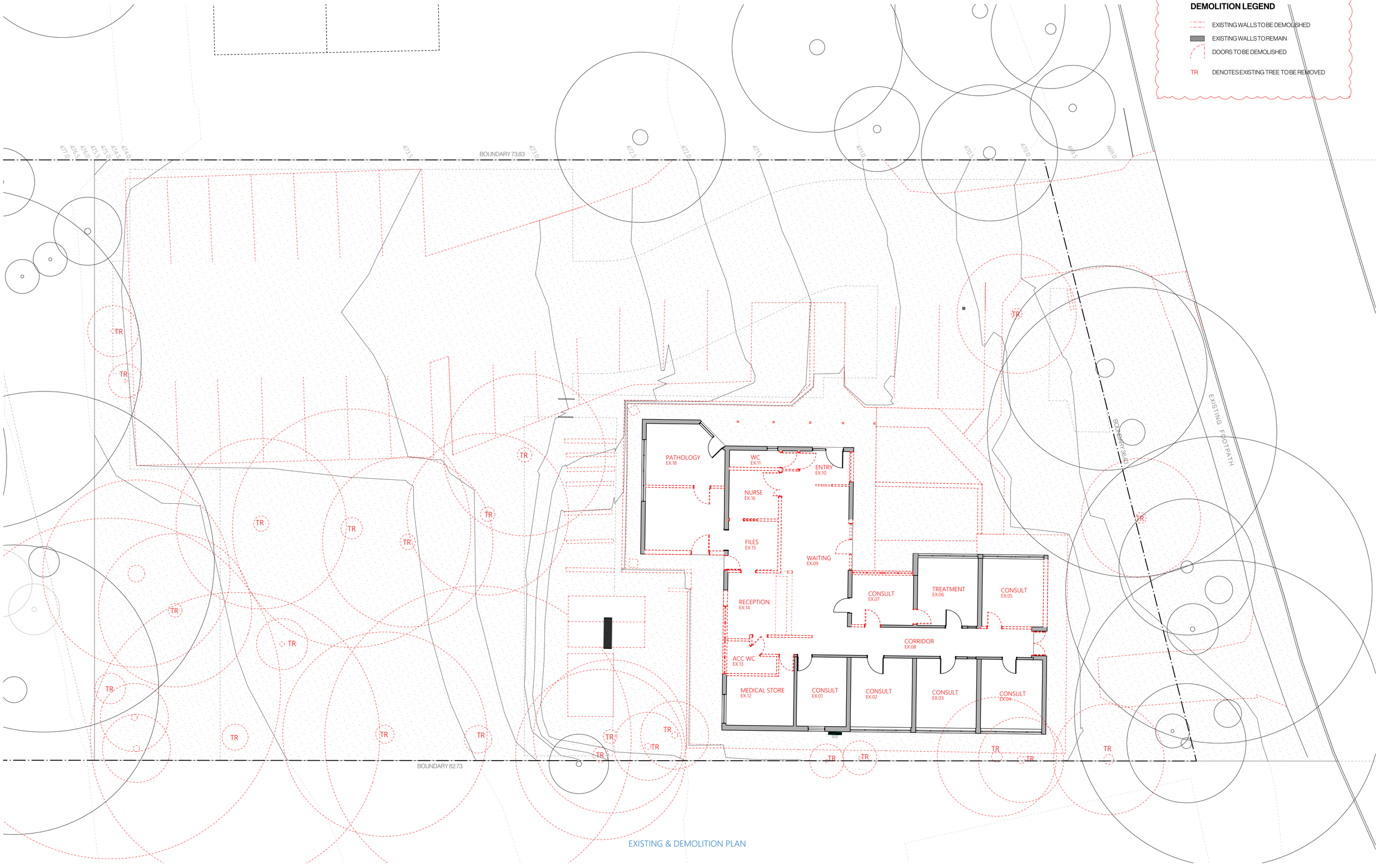
This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision.

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

OFFICER MAKING RECOMMENDATION

Name:	Aaron Wilksch (consultant Planner) for Melanie Scott
Title:	Senior Statutory Planner
Date:	6/05/2022

Reviewed by Melanie Scott 17 May 2022
Reviewed by James Booker 20 May 2022



EXISTING & DEMOLITION PLAN

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

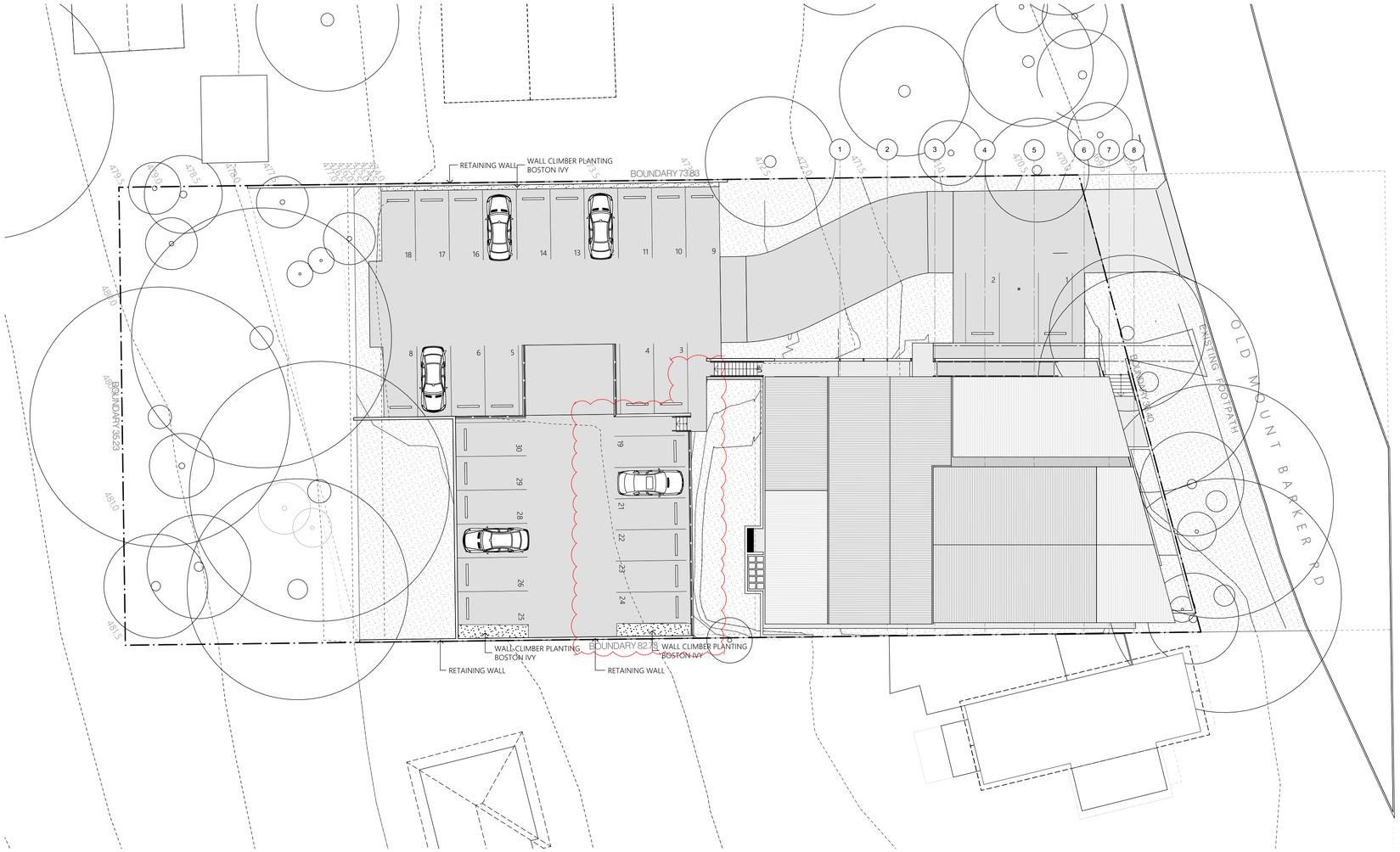
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Revision	Date	Scale
C - DA Amend Walls & Planting	2/12/2021	1:100 @ A1

Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

Drawing
15-1156 SK01
Existing & Demolition Plan
Planning DA



1 SITE PLAN 1:200

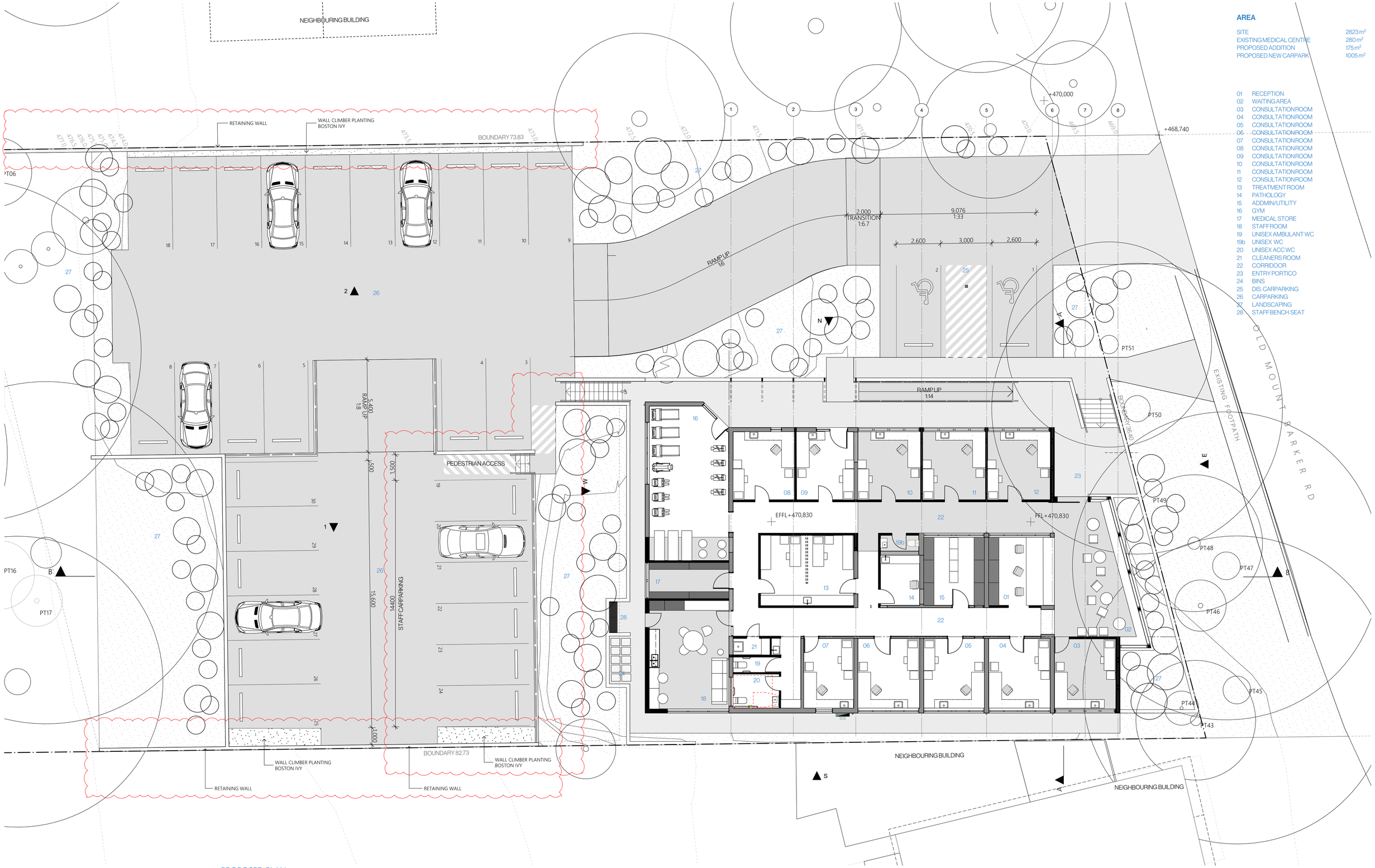
SITE PLAN

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 2 5 10 20M

Revision	Date	Scale	Client	Project Name	Drawing
C - DA Amend Walls & Planting	2/12/2021	1:200 @ A1	Pro Health Care Group 380 Grange Rd Kidman Park SA 5025	Pro Health Care Clinic 104 Mount Barker Rd Stirling SA 5152	15-1156 SK02 Site Plan Planning DA



PROPOSED PLAN

AREA

SITE	2823 m²
EXISTING MEDICAL CENTRE	280 m²
PROPOSED ADDITION	175 m²
PROPOSED NEW CARPARK	1005 m²

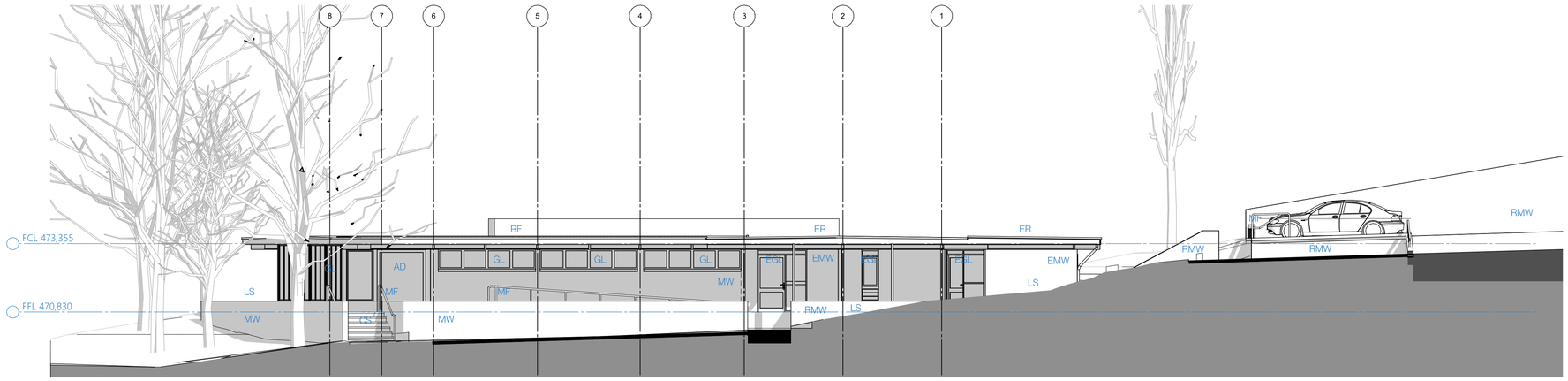
01	RECEPTION
02	WAITING AREA
03	CONSULTATIONROOM
04	CONSULTATIONROOM
05	CONSULTATIONROOM
06	CONSULTATIONROOM
07	CONSULTATIONROOM
08	CONSULTATIONROOM
09	CONSULTATIONROOM
10	CONSULTATIONROOM
11	CONSULTATIONROOM
12	CONSULTATIONROOM
13	TREATMENT ROOM
14	PATHOLOGY
15	ADDMIN/UTILITY
16	GYM
17	MEDICAL STORE
18	STAFF ROOM
19	UNISEX AMBULANT WC
19b	UNISEX WC
20	UNISEX ACC WC
21	CLEANERS ROOM
22	CORRIDOOR
23	ENTRY PORTICO
24	BINS
25	DIS. CARPARKING
26	CARPARKING
27	LANDSCAPING
28	STAFF BENCH SEAT

Architects Ink

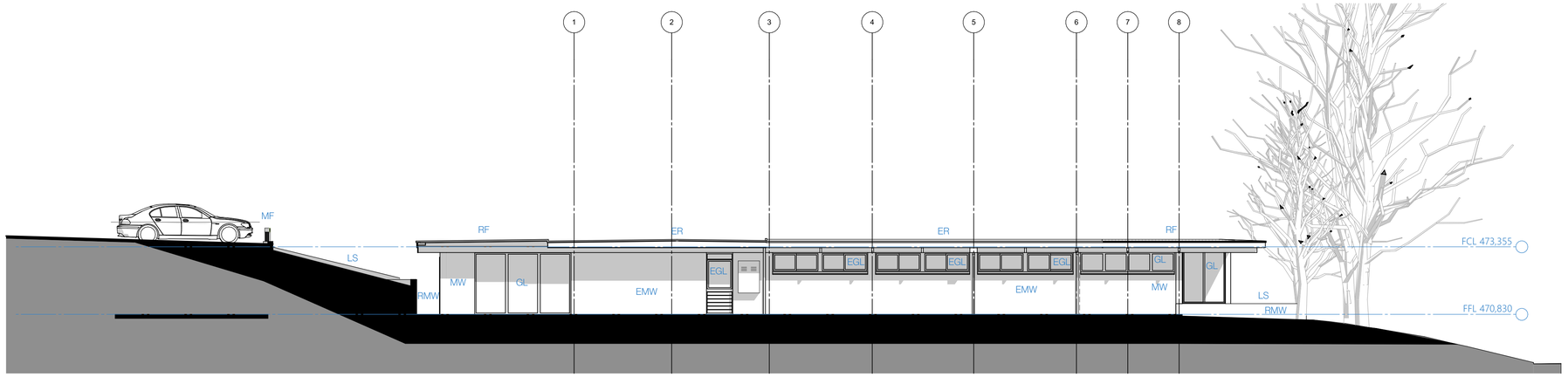
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Interior Design
Asset Management

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Revision	Date	Scale	Client	Project Name	Drawing
C - DA Amend Walls & Planting	2/12/2021	1:100 @ A1	Pro Health Care Group 380 Grange Rd Kidman Park SA 5025	Pro Health Care Clinic 104 Mount Barker Rd Stirling SA 5152	15-1156 SK03 Proposed Plan Planning DA



1 NORTH-WEST ELEVATION 1:100



2 SOUTH-EAST ELEVATION 1:100

LEGEND

EMW	EXISTING MASONRY WALL, PAINTED
ER	EXISTING ROOF, COLORBOND METAL SHEET
EGL	EXISTING GLAZING, TIMBER WINDOW AND DOOR FRAMES
ES	EXISTING FENCE
MW	MASONRY WALL, WITH WHITE PAINT FINISH
RMW	RETAINING MASONRY WALL, WITH WHITE PAINT FINISH
MF	METAL BARRIERS &/OR RAILINGS
CS	CONCRETE STAIRS
RF	NEW ROOF, COLORBOND METAL SHEET 'TME'
GL	GLAZING, WHITE TIMBER WINDOW AND DOOR FRAMES
AD	AUTOMATED GLASS TIMBER ENTRY DOOR, WHITE
LS	NEW LANDSCAPING

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 1 2 5 10M

Revision
C - DA Amend Walls & Planting

Date
2/12/2021

Scale
1:100 @ A1

Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

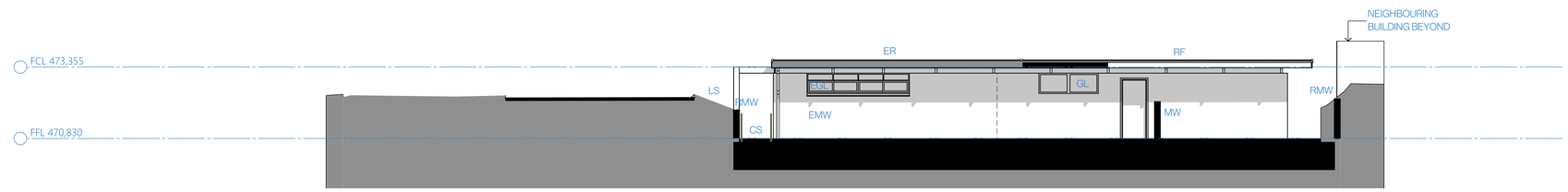
Drawing
15-1156 SK04
Elevations
Planning DA

LEGEND

EMW	EXISTING MASONRY WALL, PAINTED
ER	EXISTING ROOF, COLORBOND METAL SHEET
EGL	EXISTING GLAZING, TIMBER WINDOW AND DOOR FRAMES
ES	EXISTING FENCE
MW	MASONRY WALL, WITH WHITE PAINT FINISH
RMW	RETAINING MASONRY WALL, WITH WHITE PAINT FINISH
MF	METAL BARRIERS &/OR RAILINGS
CS	CONCRETE STAIRS
RF	NEW ROOF, COLORBOND METAL SHEET 'TME'
GL	GLAZING, WHITE TIMBER WINDOW AND DOOR FRAMES
AD	AUTOMATED GLASSTIMBER ENTRY DOOR, WHITE
LS	NEW LANDSCAPING



1 NORTH-EAST ELEVATION 1:100



2 SOUTH-WEST ELEVATION 1:100

Architects Ink

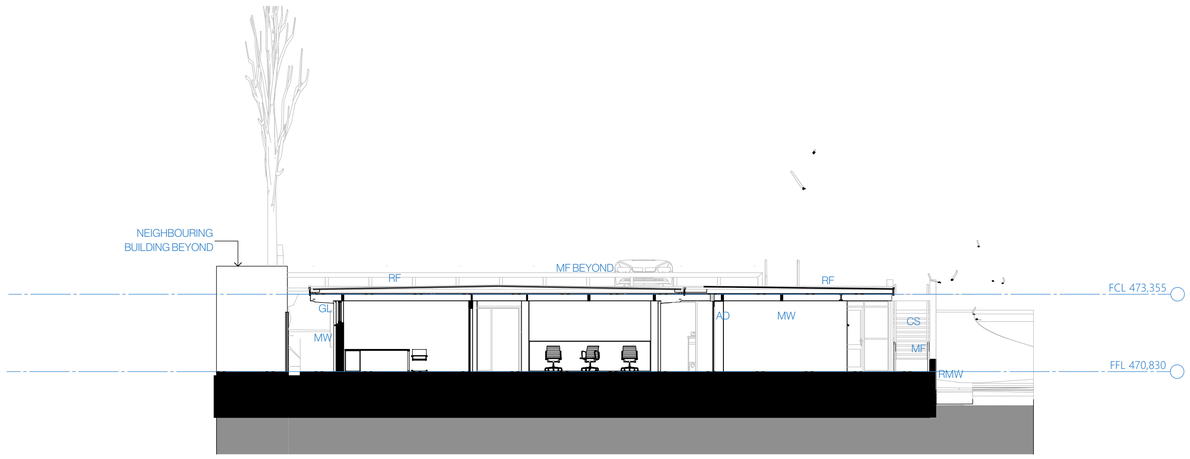
Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 1 2 5 10M

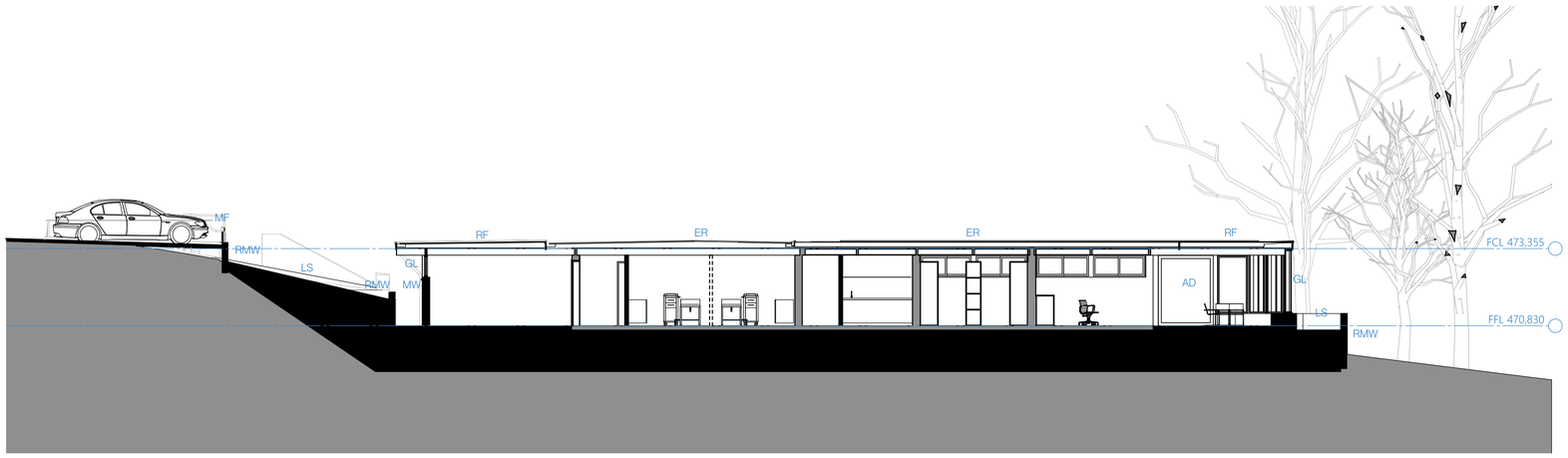
Revision	Date	Scale	Client	Project Name	Drawing
C - DA Amend Walls & Planting	2/12/2021	1:100 @ A1	Pro Health Care Group 380 Grange Rd Kidman Park SA 5025	Pro Health Care Clinic 104 Mount Barker Rd Stirling SA 5152	15-1156 SK05 Elevations Planning DA

LEGEND

EMW	EXISTING MASONRY WALL, PAINTED
ER	EXISTING ROOF, COLORBOND METAL SHEET
EGL	EXISTING GLAZING, TIMBER WINDOW AND DOOR FRAMES
ES	EXISTING FENCE
MW	MASONRY WALL, WITH WHITE PAINT FINISH
RMW	RETAINING MASONRY WALL, WITH WHITE PAINT FINISH
MF	METAL BARRIERS &/OR RAILINGS
CS	CONCRETE STAIRS
RF	NEW ROOF, COLORBOND METAL SHEET 'TME'
GL	GLAZING, WHITE TIMBER WINDOW AND DOOR FRAMES
AD	AUTOMATED GLASSTIMBER ENTRY DOOR, WHITE
LS	NEW LANDSCAPING



1 SECTION A-A 1:100



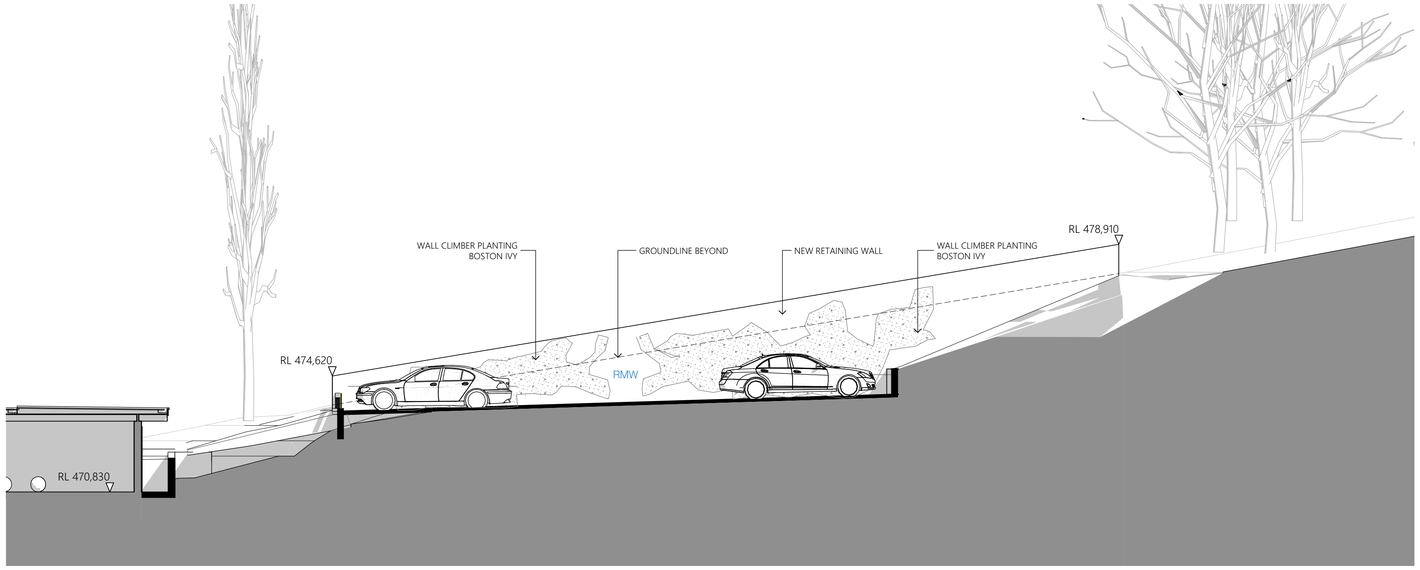
2 SECTION B-B 1:100

Architects Ink

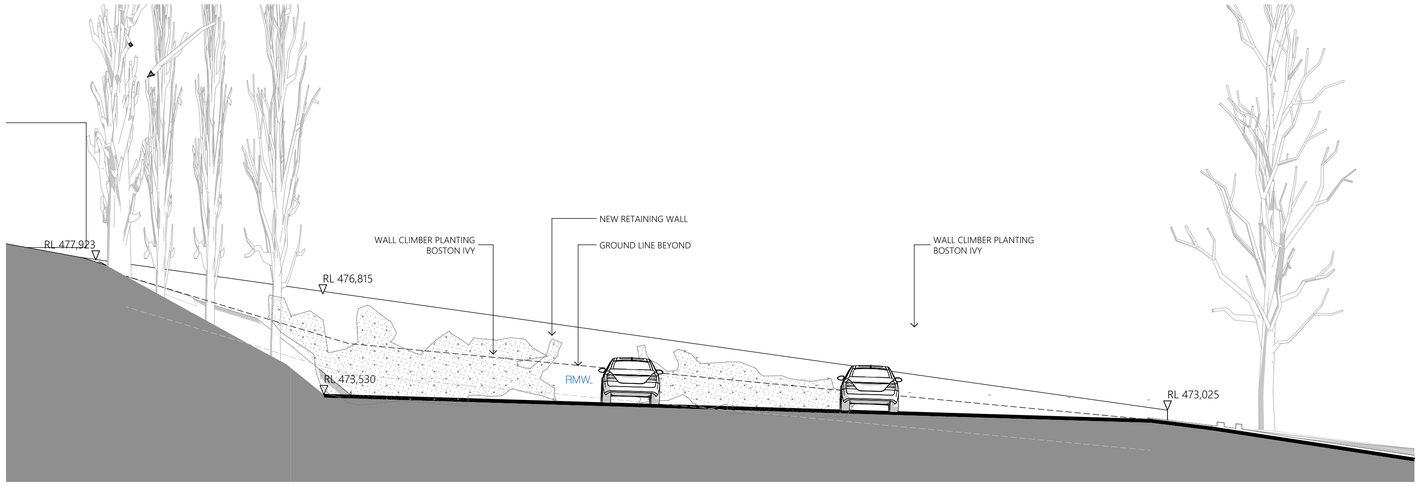
Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 1 2 5 10M

Revision	Date	Scale	Client	Project Name	Drawing
C - DA Amend Walls & Planting	2/12/2021	1:100 @ A1	Pro Health Care Group 380 Grange Rd Kidman Park SA 5025	Pro Health Care Clinic 104 Mount Barker Rd Stirling SA 5152	15-1156 SK06 Sections Planning DA



1 Elevation 1 1:100



2 Elevation 2 1:100

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 2 5 10 20M

Revision
C - DA Amend Walls & Planting

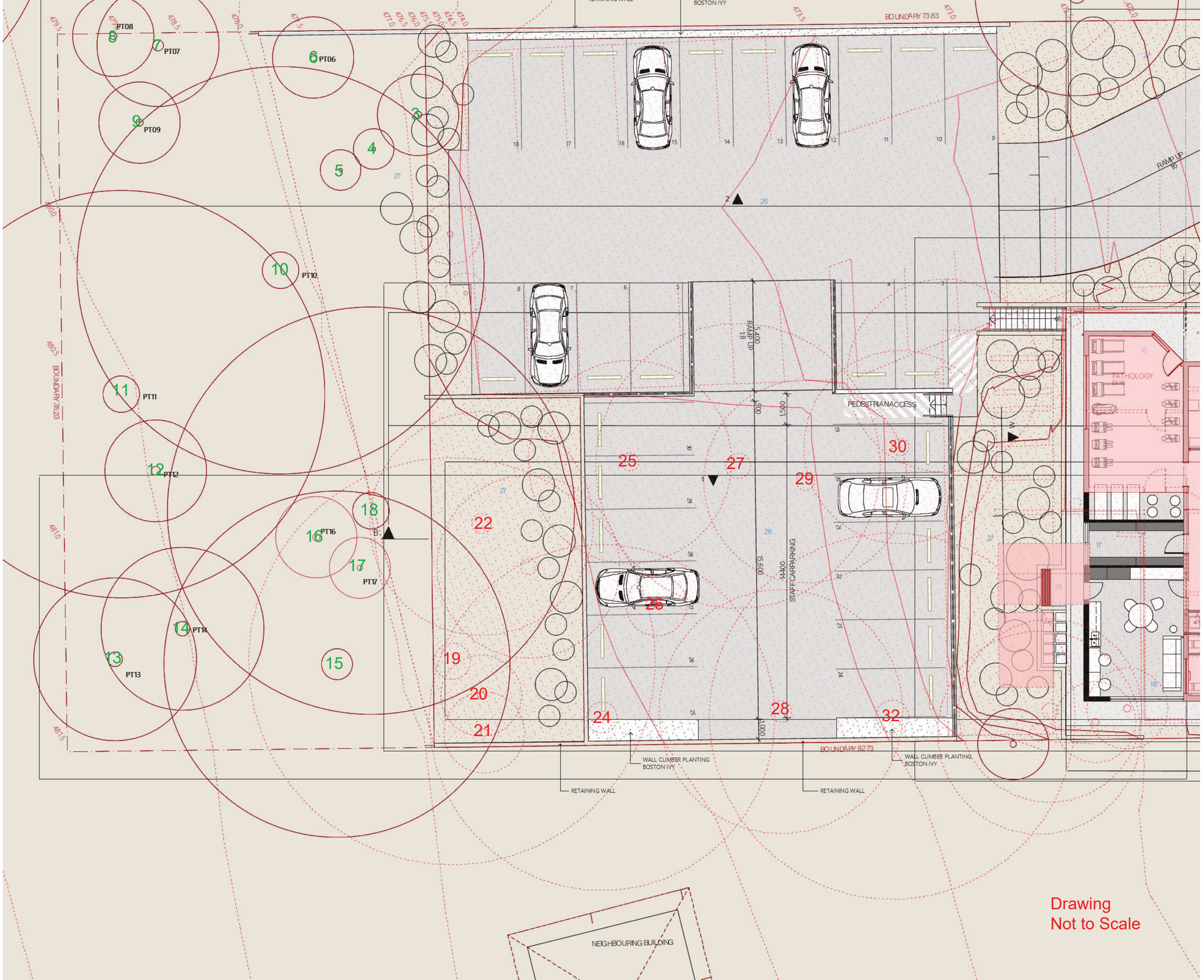
Date
2/12/2021

Scale
1:100 @ A1

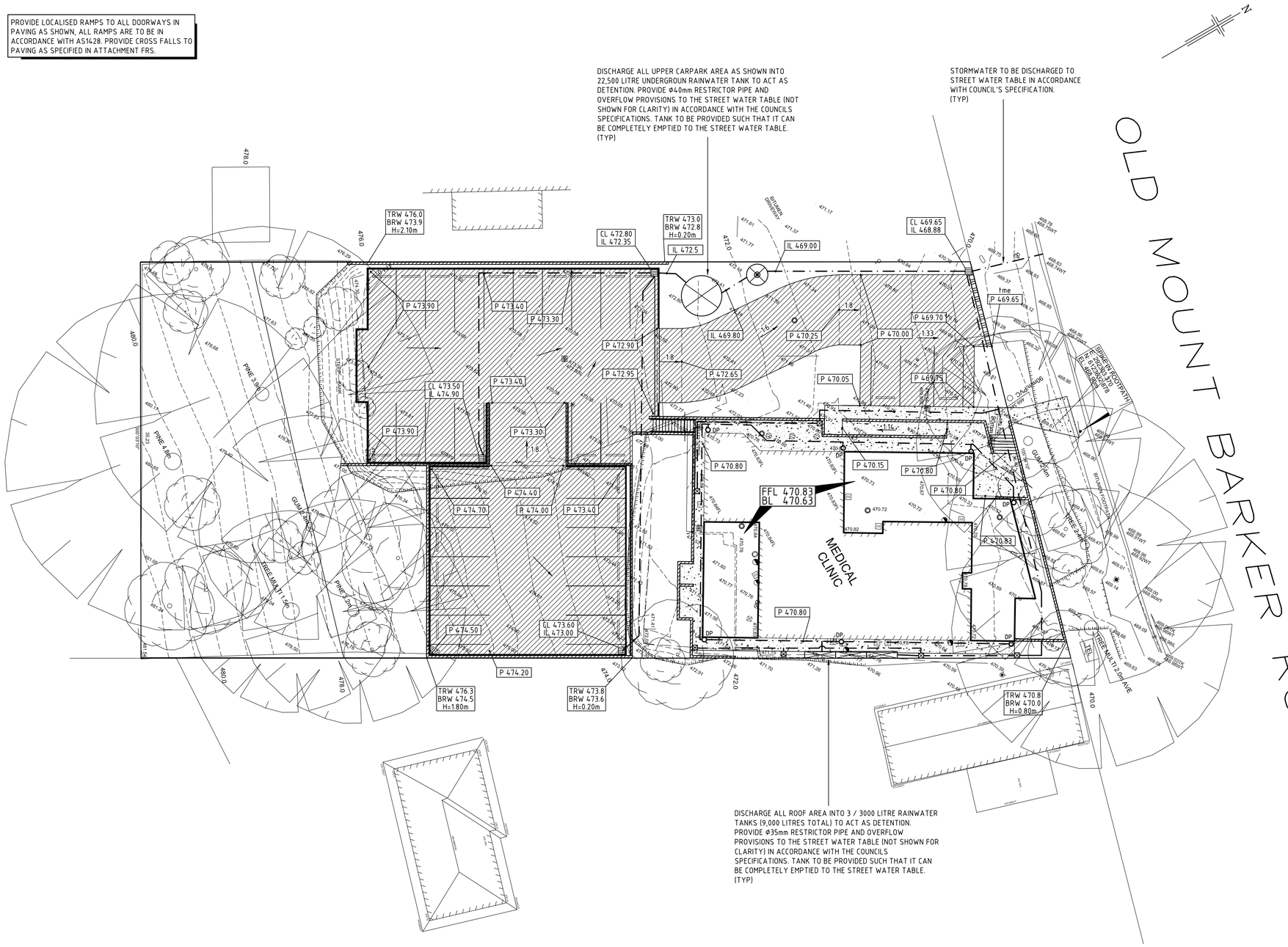
Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

Drawing
15-1156 SK07
Elevations Retaining Walls
Planning DA


BOUNDARY 73.83
RETAINING WALL
BOSTON IVY
PT08
PT07
PT06
PT09
PT10
PT11
PT12
PT16
PT17
PT14
PT13
RAMP UP
5,400
RAMP UP
16
PEDESTRIANACCESS
PATHOLOGY
BOUNDARY 35.23
STAFF CARPARKING
14400
15,600
1,000
WALL CLIMBER PLANTING
BOSTON IVY
BOUNDARY 8273
RETAINING WALL
WALL CLIMBER PLANTING
BOSTON IVY
NEIGHBOURING BUILDING
Drawing
Not to Scale

PROVIDE LOCALISED RAMPS TO ALL DOORWAYS IN PAVING AS SHOWN, ALL RAMPS ARE TO BE IN ACCORDANCE WITH AS1428. PROVIDE CROSS FALLS TO PAVING AS SPECIFIED IN ATTACHMENT FRS.



GENERAL NOTES:

G1. ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND GENERAL CONDITIONS OF THE CONTRACT, THE ASSOCIATED ARCHITECTURAL DRAWINGS, THE ENGINEER'S SOIL AND FOOTING CONSTRUCTION REPORT AND ANY OTHER DRAWINGS RELATING TO THIS PROJECT.

G2. ALL DIMENSIONS, LEVELS & SETTING OUT SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND CHECKED ON SITE PRIOR TO COMMENCING FABRICATION AND, OR, CONSTRUCTION. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES.

G3. THE ENGINEER'S DRAWINGS MUST NOT BE SCALED.

G4. ALL DIMENSIONS IN MM UNLESS OTHERWISE SPECIFIED.

G5. ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.

G6. FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER PIPES ARE REQUIRED FOR THIS SITE. REFER TO ATTACHMENT SD5.

GENERAL COMPACTION NOTES:

1. ALL AREAS TO BE FILLED SHALL BE COMPLETELY CLEARED OF ALL MATERIALS INCLUDING TREES, ROOTS AND ALL OTHER DECAYED VEGETATION.
2. PRIOR TO THE COMMENCEMENT OF ANY WORKS WITHIN THE SITE BOUNDARIES, THE ENTIRE SITE IS TO BE COMPACTED AND TESTED IN ACCORDANCE WITH AS1289.5.1.1/AS1289.5.1.2. THE FREQUENCY OF THE TESTS SHALL BE IN ACCORDANCE WITH AS3798-1996. TESTING SHALL BE EVENLY SPACED OVER THE ENTIRE SITE AT RANDOM LOCATIONS. TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. ALL NEW FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH AS1289.5.1.1 TO PROVIDE 98% STANDARD COMPACTION. THE LOOSE THICKNESS OF EACH LAYER BEFORE COMPACTION SHOULD NOT EXCEED 200mm, PROVIDE COMPACTION TESTS FOR THE NEW FILL AS PER NOTE 2.

LEGEND

- PERIMETER PAVING (REFER TO ATTACHMENT SD3)
- CONCRETE PAVING (MIN. FALL 1:200)
- BRICK/BLOCK PAVING (MIN. FALL 1:50)
- BITUMEN PAVING (MIN. FALL 1:100)
- G — GRASSED AREA
- L — LANDSCAPED AREA
- EMBANKMENT/BATTER (MAX. FALL 1:2)
- + 99.99 — EXISTING SPOT LEVEL
- EXISTING CONTOUR
- LINED SPOON DRAIN
- UNLINED SPOON DRAIN
- 100 HIGH CONCRETE KERB
- 100 HIGH CONCRETE KERB & GUTTER
- ø150 P.V.C STORMWATER PIPE - U.N.O (MIN. FALL 1:100 - U.N.O)
- SEWER PIPE (MIN. FALL 1:50)
- GRATED SUMP - DOMESTIC (300SQ U.N.O)
- GRATED SUMP (G.S) 600 SQ - U.N.O
- DENOTES 'SPEL ECOCEPTOR' SILT SEPARATOR, MODEL E 80/102222
- 300 WIDE TRENCHED GRATE
- INSPECTION OPENING
- ø150 GRATED INLET
- DP — DOWNPIPE
- DETENTION TANK (3000L CAPACITY)
- RETAINING WALL
- 98.989 — DESIGN LEVEL
  - FFL — FINISHED FLOOR LEVEL
  - BL — BENCH LEVEL
  - C.L — COVER LEVEL
  - I.L — INVERT LEVEL
  - P. — PAVING LEVEL
  - T.K — TOP OF KERB
  - W.T — WATER TABLE
  - G.L — GROUND LEVEL

ISSUE	DATE	AMMENDMENT	APPROVED
P2	20.10.21	FOR PLANNING APPROVAL	MZ
P1	21.05.21	FOR PLANNING APPROVAL	MZ

MQZ CONSULTING ENGINEERS CIVIL & STRUCTURAL
52 Springbank Road, Panorama SA 5041
T : 08 8373 0966 E : admin@mqz.com.au W: www.mqz.com.au

PROJECT
PROPOSED MEDICAL CENTRE
AT: 104 MOUNT BARKER ROAD STIRLING
FOR: PROHEALTH CARE CLINIC

DRAWING TITLE
CIVIL PLAN & DETAILS

ENGINEER	M. ZANATTA	STATUS	FOR PLANNING APPROVAL
SCALES	1:200	PROJECT No.	210507
SURVEYED	BY OTHERS	SHEET SIZE	A1
		DRAWING No.	C1
		ISSUE	P2

MQZ CONSULTING ENGINEERS
civil & structural

Page CC5
Job No. 210507
Date OCT'21
Eng MZ

Project MT. BARKER

SUMMARY of CALCULATIONS

$Q_{100 site} = 73.32$ l/s

$Q_{5 site} = 28.49$ l/s

Q_{100} from upper carpark, upper landscape, roof = 54.1 l/s

Q orifice from tanks collecting roof = 3.27 l/s

Q orifice from u/g tank = 6 l/s

9.27 l/s

Allowable Q from site without detention = 28.49 − 9.27

= 19.22 l/s

POST DEVELOPMENT:

Impervious Area = 1638 m²

Pervious Area = 1123 m²

Upper Carpark Area = 765 m²
Roof Area = 457 m² → Total = 1222 m²

Upper landscape Area = 797 m²

2019 m²

Lower Carpark + Surrounding Pavg Area = 1638 − 1222 = 416 m²

Lower Pervious Area = 1123 − 797 = 326 m² → $A_i + A_p$ = 742 m² + 2019 = 2761 m².

Lower Carpark Area:

$Q_{100} = (416 \times 0.9 \times 137.24 + 326 \times 0.4 \times 137.24)/360$

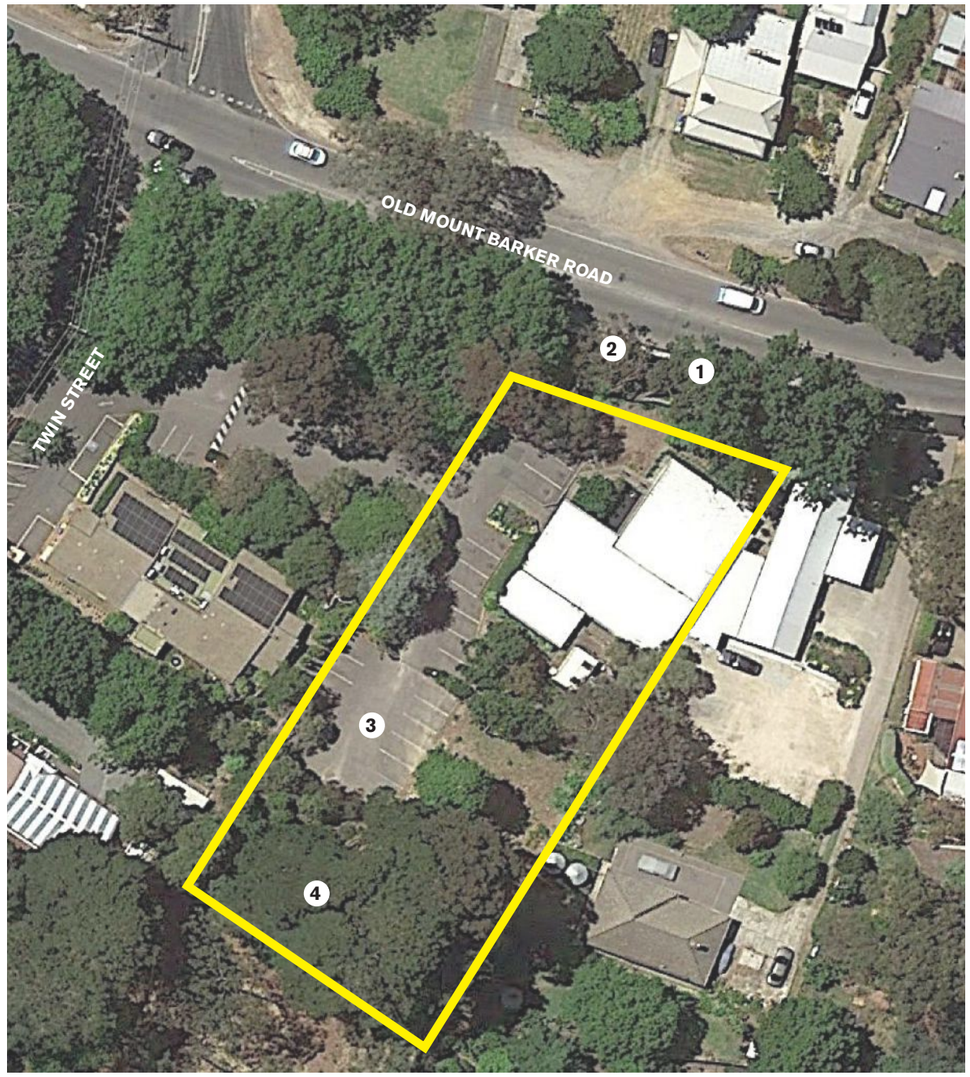
= 19.22 l/s = Qallowable from site ∴ Detention from this Area is not required - Discharge direct to road.

Pro Health Care
Stirling

PROJECT	STIRLING PRO HEALTH
REF NO.	21.023
CLIENT	PRO HEALTH CARE GROUP
ARCHITECT	ARCHITECTS INK
DATE	03.05.21
ISSUE	PLANNING APPLICATION

LANDSKÄP
Landscape Architecture &
Urban Design

Project Site



1	Footpath and street frontage
2	Pro Health Care signage and entrance
3	Existing carpark
4	Rear site character

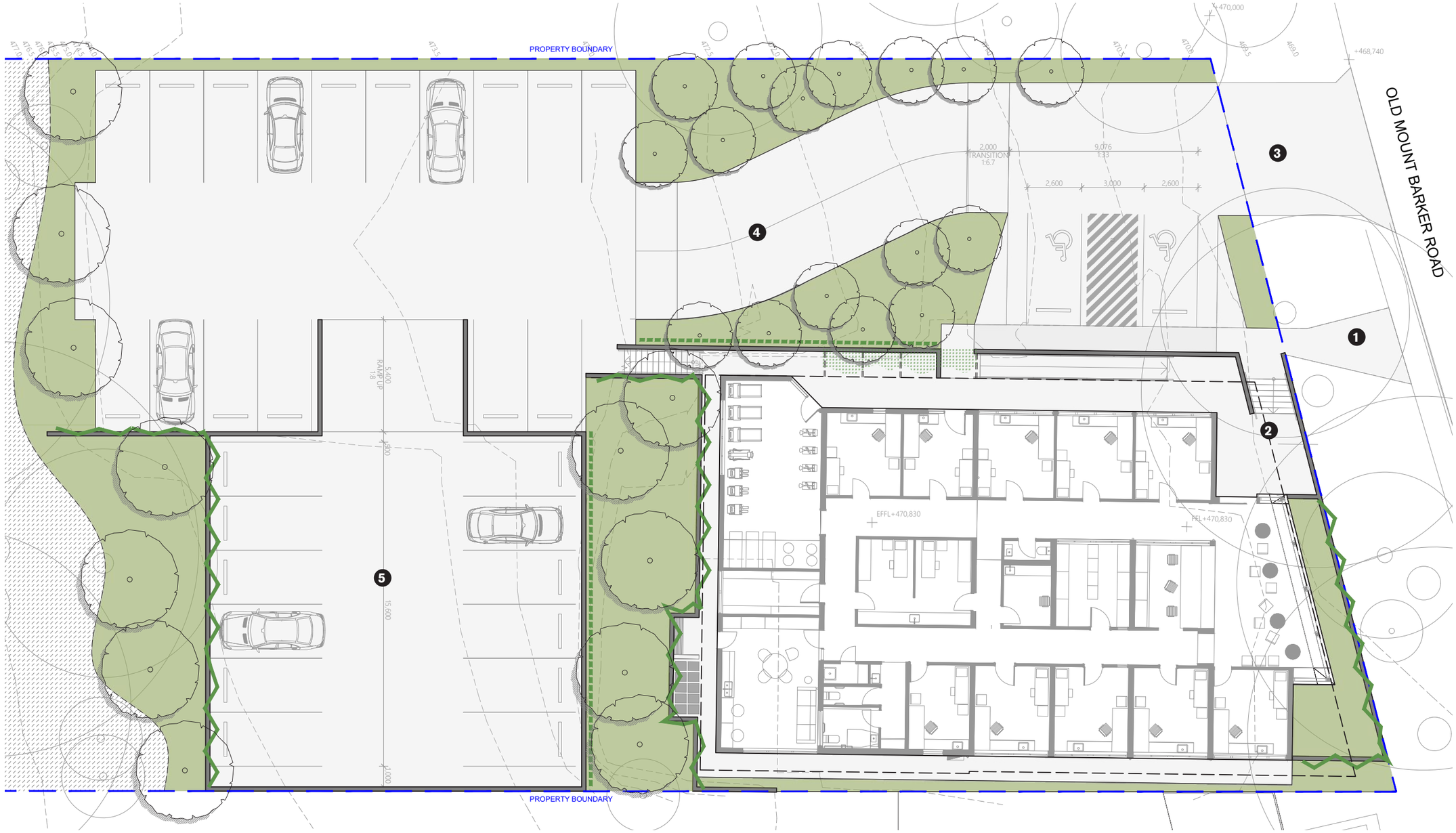








Site Plan



1 New footpath (Subject to discussions with council)

2 Main pedestrian entrance

3 Existing vehicle entrance

4 Main vehicle entrance

5 Additional raised parking

LEGEND

- PROPERTY BOUNDARY
- ROOF OVERHEAD — REFER TO ARCH
- EXISTING TREE
- NEW TREE — REFER TO TREE PLAN
- CONCRETE PAVING — REFER TO ARCH
- IRRIGATED GARDEN BED — GROUND COVERS + LOW LEVEL PLANTING
- EXISTING NON IRRIGATED GARDEN BI — MAINTAIN + PROTECT
- VINES OVERHEAD
- CLIMBING PLANTS
- TRAILING PLANTS
- NEW WALL — REFER TO ARCH

1:400 @ A3 0 5 10 20

PLANNING

LANDSKÄP

Tree Species





MAIN VEHICLE ENTRANCE

— *Betula pendula* ‘Moss White’



REAR BUILDING INTERFACE

— *Magnolia soulangeana*



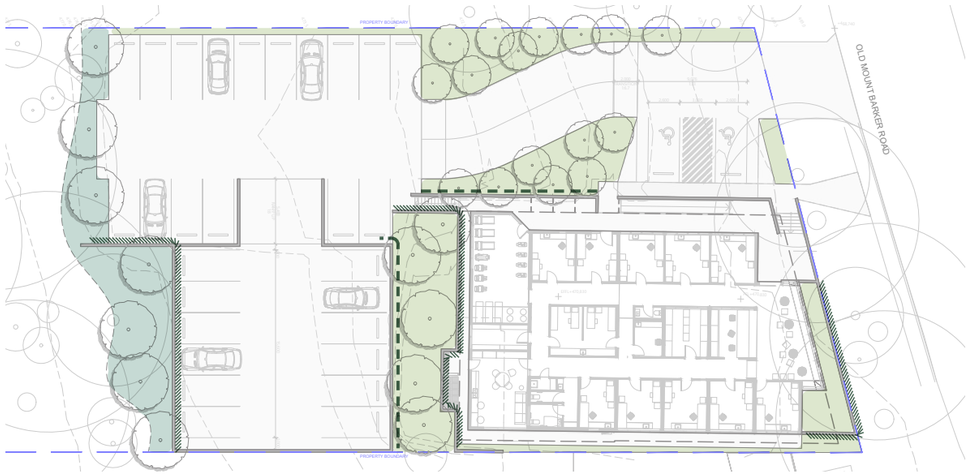
REAR CARPARK

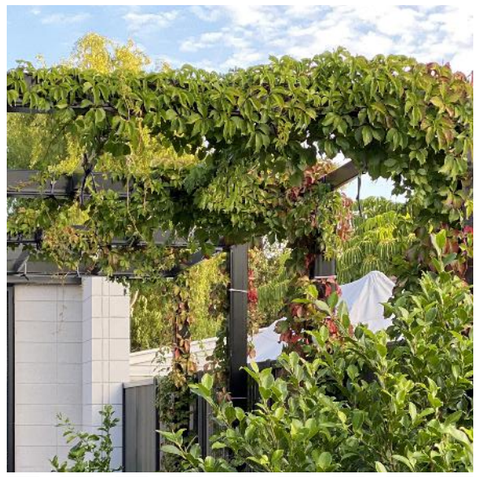
— *Eucalyptus leucoxylon* ‘Euky Dwarf’



— *Corymbia citriodora* ‘Scentuous’

Planting Species





CLIMBING

Walls

— *Parthenocissus tricuspidata*, Boston Ivy

Arbour

— *Parthenocissus quinquefolia*, Virginia Creeper



TRAILING

Walls

— *Rosmarinus prostratus*

— *Hedera helix*



GROUND COVERS + SHRUBS

— *Juniper ‘Blue Pacific’ / ‘Blue Chip’*

— *Raphiolepis ‘Oriental Pearl’ or ‘Snow Maiden’*

— *Trachelospermum ‘Flat Mat’*

— *Vibernum suspensum*

— *Hedera helix*

— *Escallonia nana ‘Pink Pixie’*

— *Pittosporum tobira ‘Miss Muffet’*

Natives

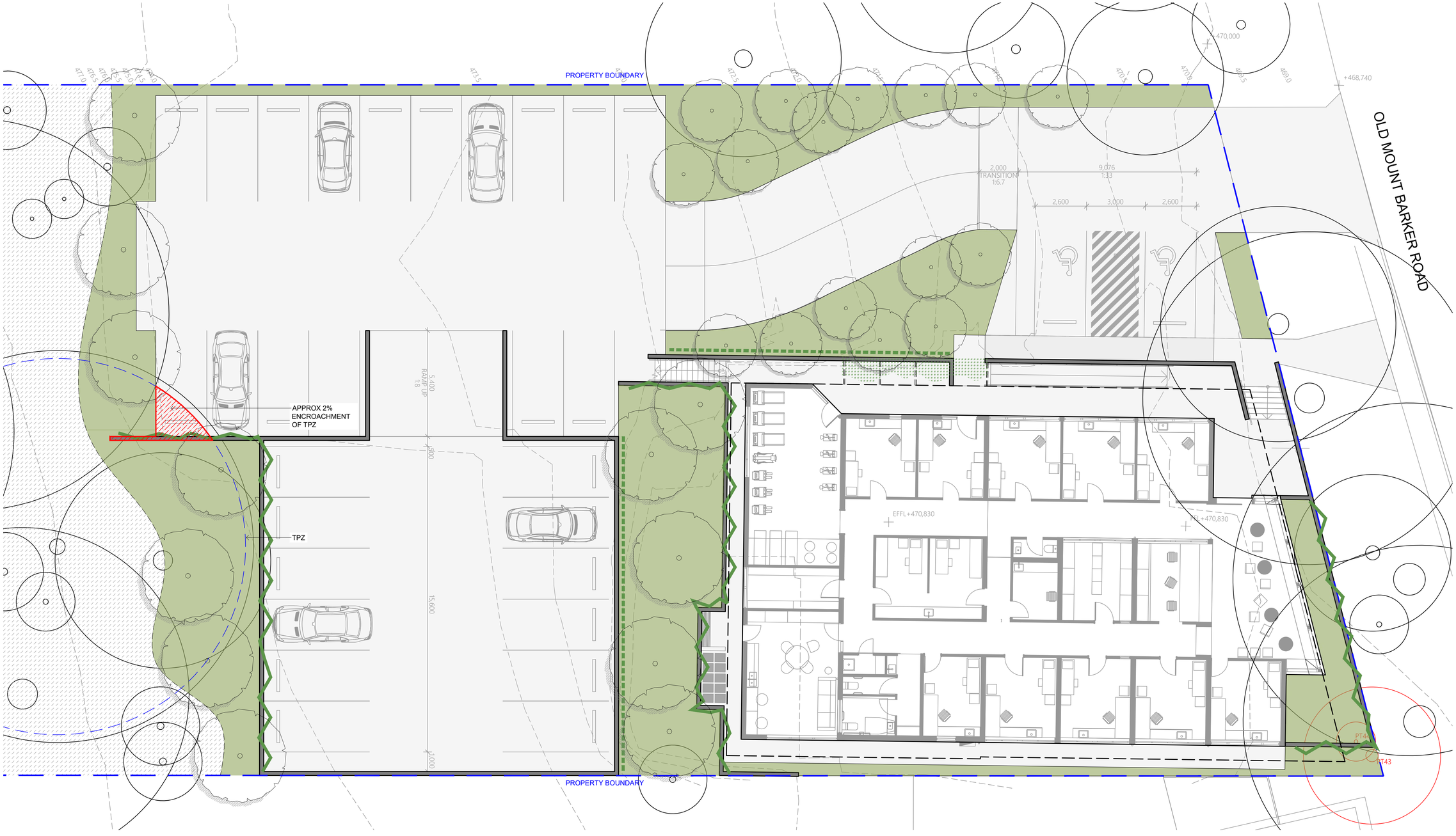
— *Westringia ‘Mundi’ or ‘Low Horizon’*

— *Grevillea ‘Gin Gin Gem’*

— *Goodenia ovata*

— *Lomandra ‘Shara’*

— *Poa ‘Kingsdale’*



NOTE:
TREE TRUNK DIAMETER SHOWN AT 795mm AS PER SURVEY DATED 25/11/2015 BY ALEXANDER SYMONDS SURVEYING CONSULTANTS.

TPZ CALCULATED AT 9.6m FROM ASSUMED TRUNK DIAMETER PROVIDED.

Project Name	Drawing Number	Drawing Title	Date	Issue	Scale
Stirling ProHealth	21.023 SK	Tree Encroachment	06.04.2022	Draft	1:100 / A1 1:200 / A3

0 1 2.5 5 10

LANDSKAP

Ref: 15ADL-0346

27 April 2022

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

mscott@ahc.sa.gov.au

URPS

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067

08 8333 7999

Melbourne
29-31 Rathdowne St
Carlton, VIC 3053

03 8593 9650

urps.com.au

Dear Melanie

Medical Centre – 104 Mount Barker Road, Stirling

At its meeting on 9 February 2022, the Council Assessment Panel deferred its consideration of Development Application Number 21015778 by ProHealthCare Stirling for alterations and additions to existing consulting rooms, car parking and landscaping at 104 Mount Barker Road, Stirling to enable the applicant to provide the following information:

1. A site plan to scale that demonstrates all trees to be retained and removed, earthworks and a Tree Protection Zone for Tree 18 based on arboricultural advice.
2. Clarification on the intensity of the use in relation to all the treatment and consulting rooms, and calculation of car parking provisions.
3. Traffic engineering report assessing the safety of the proposed two-way access and impact on traffic flow, including information regarding the collection of waste, on Mount Barker Road.

We are pleased to provide the enclosed traffic and updated landscape report which address the reasons for deferral.

Tree 18 Protection

Tree 18 is proposed to be retained and protected as part of the proposed development. The attached plan prepared by Landskap identifies that the existing level of encroachment into the tree protection zone is approximately 2%. This is within an longstanding existing part of the car park.

None of the proposed works will encroach within the tree protection zone of Tree 18.

This level of encroachment is well below the 10% encroachment allowed for in AS 4970-2009. If the proposed encroachment is less than 10% of the area of the TPZ, and is outside the SRZ, detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and be contiguous with the TPZ.

Additional compensated area is readily able to be maintained within the landscaped area.

Given that no additional encroachment is proposed beyond the existing (and longstanding) 2% encroachment, the impact of the development on Tree 18 is considered to be no greater than the existing conditions.

Land Use Intensity and Traffic and Parking

The enclosed report prepared by Cirqa considers reasons 2 and 3 for deferral. Specifically, it makes the following conclusions:

> *"Having reviewed the development proposal, I am of the opinion that the access and parking arrangements are acceptable. Notably, the level of parking provision will be sufficient to accommodate realistic peak demands associated with the subject use.*
>
> *In respect to access arrangements, the proposal will formalise the legal accommodation of egress movements for the site (which currently occur across the neighbouring property with no formal right-of-way in place). Two-way movements at the access point will be easily accommodated given the width proposed and the relatively low traffic volumes associated with the proposal. This has been confirmed with SIDRA analysis which indicates minimal queuing and delay for movements into and out of the access point and negligible impact on through movements on Mount Barker Road."*

We trust that this additional information will enable the Panel to finalise its consideration of this matter.

Yours sincerely

David Bills
Associate Director

Ref: 22057|BNW

1 April 2022

Mr David Bills
URPS
12/154 Fullarton Road
ROSE PARK SA 5067

Dear David,

PRO HEALTH CARE CLINIC
104 MOUNT BARKER ROAD, STIRLING

I refer to the proposed Pro Health Care Clinic at 104 Mount Barker Road, Stirling. As requested, I have undertaken a review of traffic and parking matters associated with the proposal.

Specifically, I have prepared the additional information in response to the recent deferral of the application by the Adelaide Hills Council's Council Assessment Panel (CAP). Specifically, the deferral notice identified the following requests for additional information relevant to my expertise:

- *"Clarification on the intensity of the use in relation to all the treatment and consulting rooms, and calculation of car parking provisions."*
- *"Traffic engineering report assessing the safety of the proposed two-way access and impact on traffic flow, including information regarding the collection of waste, on Mount Barker Road."*

PARKING PROVISIONS

The subject site currently accommodates 8 consulting rooms with associated ancillary areas (administration, back of house etc.). It is proposed to redevelop and expand the building resulting in the provision of 2 additional consulting rooms (to a total of 10 consulting rooms). I understand that not all consulting rooms would likely be occupied at one time and that the applicant anticipates between 12 to 14 staff on-site at any one time (including consultants, nurses/technicians and admin/support staff). The car parking areas will be realigned and expanded resulting in a total of 30 spaces within the site.

The Planning and Design Code identifies Deemed-to-Satisfy criteria for the provision of four parking spaces per consulting room. On this basis, there would be a requirement for 40 spaces for the medical centre (including existing requirements). Therefore there would be a shortfall in provision against the above rate. However, while the proposal would not meet the Deemed to Satisfy criteria of the Code in respect to parking provision, it is noted that Performance Objective 5.1 of the General Development Policies (Transport, Access and Parking) states the following:

> *"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..."*

The Planning and Design Code therefore contemplates acceptance of lower parking provisions (than suggested by the specified rates) based on development and land use considerations. Of particular relevance to the subject proposal, it is common at health clinics/medical centres that not all consultants are on-site at one time. I am aware of previous surveys undertaken at similar facilities which have identified that, during the period associated with peak parking demands, only 75% of consulting rooms were occupied. I note this finding aligns with the information provided by the applicant and URPS in respect to existing conditions at the site. Accounting for such an occupancy rate, the provision of 30 spaces on site would adequately accommodate peak demands.

In addition, I note that the RMS "*Trip Generation Surveys – Medical Centres*" document detailed surveys undertaken at a number of medical clinics/centres and identified an associated peak parking accumulation rate equivalent to:

- $0.041x^2 + 0.2714x + 16.089$ (where x is the maximum number of staff including consultants and support staff on site at one time).

Based on this rate (and a total of up to 14 staff associated with the site), the peak parking demand would equate to 28 spaces. Again, the proposed on-site provision would adequately accommodate such peak demands. The comparative assessment based on the RMS rates therefore supports the assumptions in respect to likely parking demands based on realistic occupancy rates.

ACCESS PROVISIONS

The existing site is accessed via an ingress on Mount Barker Road with egress movements currently accommodated via the neighbouring property to the west. However, no formal rights-of-way existing over the neighbouring property.

Given the site has no right of egress across the neighbouring site, it has been proposed to widen the crossover on Mount Barker Road to accommodate egress movements (i.e. two-way flow). Such a provision is appropriate given the site only has frontage to Mount

Barker Road and with no rights-of-way over adjacent land, it must legally be provided with two-way access to Mount Barker Road.

The access point is proposed to be 6.4 m wide which conforms with (and exceeds) the width requirements of AS/NZS 2890.1:2004 for the safe accommodation of two-flow way. The layout is considered appropriate and there is no further requirement for additional traffic control treatment (linemarking or signage) required by the Australian Standards nor necessary to safely accommodate movements into and out of the site. Sight line provisions at the egress will also be appropriate.

In respect to traffic conditions at the access point, it is noted that ingress movements are currently accommodated in this location. While there is an increase in activity within the site, the associated increase in ingress movements would be relatively low. For instance, based on a trip generation rate of 5 trips per 100 m² of gross floor area typically applied to medical centres, there would be nine additional peak hour trips of which approximately half would be ingress movements. Such a small level of additional movements is extremely low and would have negligible impact on queuing and delays associated with ingress movements.

In respect to egress movements, queuing and delays for drivers exiting the site would be low. Noting the traffic volume of 9,000 vehicles per day on Mount Barker Road and the likely level of traffic generated by the subject facility (following its expansion), I have prepared a high-level SIDRA intersection modelling assessment for the access point. The SIDRA analysis indicates that average delays for egress movements would be in the order 9 seconds with a 95th percentile queue of 0.1 vehicles (i.e. queues would typically be negligible – less than one vehicle). Such queueing and delays are negligible.

Notably, queuing for egress movements (while very low) would be contained within the site and would not impact conditions on Mount Barker Road. There will also be ample sight distance provisions for exiting drivers to view other vehicles travelling on Mount Barker Road and appropriately select a gap to enter the traffic stream (either by left-out or right-out movements). The introduction of egress movements at the Mount Barker Road access point can therefore be safely and appropriately accommodated with negligible traffic impact.

In addition, I note that the closest parking space to the access will be in excess of one car length from Mount Barker Road. It is pertinent to note that this space is designated for use by persons with disabilities and will be associated with a lower level of turnover than typical patron parking spaces. Furthermore, the parking spaces for use by persons with disabilities are provided additional manoeuvring clearances (as cars can swing in/out via the adjacent shared area) which will allow movements in this area to be undertaken easily and efficiently. Accordingly, taking into account the likely traffic volumes, minimal queuing for egress movements and low turnover for this parking space, I consider the arrangement

and separation achieved between the first parking space and the access point to be more than sufficient.

In respect to refuse collection arrangements, it is understood that this is currently undertaken primarily via Council's on-street collection service. Medical waste can be collected on-site via light vans (which can be accommodated in a typical parking space). Given the small increase in the number of consultants rooms, there would be negligible impact on refuse collection arrangements associated with the clinic.

SUMMARY

Having reviewed the development proposal, I am of the opinion that the access and parking arrangements are acceptable. Notably, the level of parking provision will be sufficient to accommodate realistic peak demands associated with the subject use.

In respect to access arrangements, the proposal will formalise the legal accommodation of egress movements for the site (which currently occur across the neighbouring property with no formal right-of-way in place). Two-way movements at the access point will be easily accommodated given the width proposed and the relatively low traffic volumes associated with the proposal. This has been confirmed with SIDRA analysis which indicates minimal queuing and delay for movements into and out of the access point and negligible impact on through movements on Mount Barker Road.

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

Yours sincerely,



BEN WILSON
Director | CIRQA Pty Ltd

Melanie Scott

From: Aliza Fuller
Sent: Tuesday, 10 May 2022 9:08 AM
To: Melanie Scott
Subject: RE: 104 Mount Barker Road Stirling

Hi Melanie,

This property is entitled to the following waste provisions:

1 x 140L blue lidded general waste bin
1 x 240L yellow lidded recycling bin
1 x 240L green lidded organic bin
Additional bins of any of the above if they pay the annual fee.

East Waste report that they are presenting the following bins for collection:

They have 2 recycle and 2 waste both with additional permit stickers on the bins.



From the above information they are paying for an additional blue and yellow bin but do not appear to be using an organics bin.

Hoping the above answers your query.
Aliza

Aliza Fuller
Waste Management Coordinator

DEVELOPMENT NO.:	21015778
APPLICANT:	ProHealthCare Stirling
ADDRESS:	104 MOUNT BARKER RD STIRLING SA 5152
NATURE OF DEVELOPMENT:	Alterations and additions to existing consulting rooms, car parking and landscaping
ZONING INFORMATION:	**Zones:** • Rural Neighbourhood **Subzones:** • Adelaide Hills **Overlays:** • Hazards (Bushfire - Medium Risk) • Mount Lofty Ranges Water Supply Catchment (Area 2) • Native Vegetation • Prescribed Water Resources Area • Regulated and Significant Tree • Traffic Generating Development • Urban Transport Routes **Technical Numeric Variations (TNVs):** • Minimum Site Area
LODGEMENT DATE:	29 Jul 2021
RELEVANT AUTHORITY:	Assessment Panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	Version 2021.10 - (29 July to 11 August 2021).
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Melanie Scott Statutory Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Council Engineering Council Environmental Health

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DETAILED DESCRIPTION OF PROPOSAL:

The application as publicly notified proposed alteration and additions to existing consulting rooms, removal of 1 regulated tree, alteration of car parking layout and landscaping. In response to representations the regulated tree removal has been withdrawn from the application resulting in the following description of the proposed works: Alterations and additions to existing consulting rooms, car parking and landscaping.

The proposed demolition works generally comprise the removal of internal walls and creation of new openings to become connective with the new additions. Of note the proposal does include the removal of a total of four (4) large trees, all of which are not protected by legislation. Three are *Cupressus macrocarpa* and not protected as an exempted species by regulated tree legislation, the fourth is excluded by its proximity to a dwelling in a bushfire prone area and is a *Eucalyptus crenulata*. In response to representations the applicant is proposing to preserve the fifth tree, tree 18, a regulated *Eucalyptus maculate* and the proposal description has been amended to reflect no regulated tree removal. The proposed additions include a new waiting room and consulting room added to the front (northern aspect) of the building addressing Mount Barker Road, three new consulting rooms and corridor to the north-western side aspect of the existing building. A new main entrance will be formed at the north-western corner of the building adjacent to the

new waiting room and consulting rooms. The entrance will be served by new access steps and pedestrian ramp from the altered 'front car park'. At the rear of the existing building there will be addition of a new staff room and amenities.

Associated with the proposed building works will be landscaping, short wall / garden borders and steps where transition occurs between the car park areas and the building.

There are extensive earthworks and retaining proposed to form the new carpark to the rear. The site has a cross fall and all the retaining is proposed below natural ground level. The south eastern boundary proposes a one metre above neighbouring ground level extension to the retaining wall in this location. The retaining is proposed to be rendered, painted white and have climbers on it.

The building will maintain setbacks to the eastern and western side property boundaries as established by the existing building, and the southern (rear) property boundary setback. The proposal will establish a new front setback of 7.5 metres from the Mt Barker Road site frontage as a result of the new building entry and waiting room.

New roof sections will be added over the additions, maintaining the shallow pitched roofline and generally the form of the existing building will be modernised, improving the aesthetics of the façade.

BACKGROUND:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF THE PROPSAL
21/08/2017	17/224/473	Demolition of existing consulting rooms & construction of new two-storey consulting rooms, 5,000 litre underground water tank, associated car parking, landscaping, earthworks, combined fence & retaining walls (maximum height 6.56m), 160 tilt-up roof mounted solar panels, pylon sign (5.75m) & removal of one regulated tree (*Eucalyptus maculata* -spotted gum) LAPSED
18/04/2016	15/999/473	Signage including illuminated sign, to be located on new masonry wall (maximum height 3 metres) & removal of existing sign
14/01/2015	14/225/473	Regulated tree removal - one *Cupressus torulosa* (Himalayan cypress)
12/01/2012	11/1163/473	Variation to development authorisation 473/1275/10 to undertake the work in stages
17/01/2012	10/1275/473	Commercial building - alterations and additions and associated carparking
26/06/2002	02/598/473	Domestic outbuilding
18/06/1998	98/558/473	Advertising display
17/12/1985	85/698/333	Alterations and additions to existing dwelling for use as a surgery with 5 medical consulting rooms including dispensary with associated parking and landscaping
12/05/1975	9742	Toolshed

The existing medical consulting rooms and car parking have been on the site since 1985, with subsequent consideration of the vehicle access in Development Application (DA 473/224/17) in 2017. The use has historically operated with minimal reported neighbourhood impacts supporting the sensitive land uses such as the surrounding residential dwellings in this mixed-use locality. Of note with regards to access to the site the Department of Infrastructure and Transport was formally consulted during the 2017 application process where the single point of access to the site was approved. For that reason staff considered the current proposal does not alter that proposed and approved as part of the 2017 application.

SUBJECT LAND & LOCALITY:

Location reference: 104 MOUNT BARKER RD STIRLING SA 5152
Title ref.: CT 5553/788 **Plan Parcel:** F158290 AL44 **Council:** ADELAIDE HILLS COUNCIL

Site Description:

The subject land comprises a generally regular shaped allotment of approximately 2700m² within the Rural Neighbourhood Zone of the township of Stirling, with a frontage of approximately 36.0 metres and a depth of approximately 74.0 metres. The site has a gentle rise in elevation of approximately 10 metres from its frontage to its rear boundary, or approximately 1: 7.5 grade.

The site contains an existing building of approximately 380m² currently utilised for the existing health services clinic and sealed car parking areas generally set-out to the north-west and south-west of the building, with the rear (south-eastern) aspect of the land containing a number of substantial trees.

Access to the subject site and car parking is obtained directly from Mount Barker Road, however also utilises shared access across adjoining allotment 43 FP158289 (dental surgery) to the north onto Twin Street. The access through the dental surgery has no legal basis and will cease on completion of this proposal.

Locality

The locality has a mixed-use character, with residential developments on the northern side of Mount Barker Road and generally to the south-west and south-eastern sides of the subject land. Commercial land uses are interspersed predominantly on the southern side of Mount Barker Road, including the aforementioned dental surgery to the north-west and a commercial premises (architects' studio) to the south-east side.

The locality exhibits similar, typically gentle undulation rising to the western side of Mount Barker Road and generally falling to the northern side of the road excluding some localised elevated land. The locality contains well vegetated and landscaped land and road reserves and attractive streetscapes.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Consulting room: Code Assessed - Performance Assessed – All Other Code Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed – All Other Code Assessed

- **REASON**
  The Planning &Design Code does not define any Accepted, DTS or Restricted pathway for assessment – therefore will be performance assessed under the *All Other Code Assessed* process, broadly assessed against all relevant requirements applicable to the land and form of development.

PUBLIC NOTIFICATION

Required

REASON

The proposed development (including re-development/addition/alteration) of a consulting room is identified in Table 5, Column A Item 4 (a), as exempt subject to requirements, however it fails to accord with the corresponding requirements in Column B. Specifically the proposal does not accord with Rural Neighbourhood Zone DPF 1.2 (a) or (b) and therefore is subject to public notification. The proposed building meets the building height requirement in 2.1 but has a floor area that exceeds the value in 1.2.

Public notification processes occurred between the dates of 5 November and 25 November 2021.

- **LIST OF REPRESENTATIONS**

During the prescribed public notification period, a total of five representations were received. Of the five representations, one in support of the proposed development and four representations were made in opposition to the proposal on common grounds, submitting a common document of objection.

Rep. No.	Name / Address	Property Affected	Opposes / Supports	Desires to be heard?
1	P Nielsen	108 Mount Barker Rd Stirling 5152	Supports	No
2	H Manthorpe	135 Mount Barker Rd Stirling 5152	Opposes	Yes – by Susan Scrymgour
3	L Hansman	129 Mount Barker Rd Stirling 5152	Opposes	No
4	J Deere	131 Mount Barker Rd Stirling 5152	Opposes	No
5	J Woore	116 Mount Barker Rd Stirling 5152	Opposes	Yes – Self

- **SUMMARY**

The matters raised in the common representation shared by the four opposing representations reflects the matters in the following table. A copy of the representations is provided in **ATTACHMENT 5** and the Applicant's response is provided in **ATTACHMENT 6** respectively annexed to this report.

Summary of Representations	
Representation Issue	**Applicant's Response**
Simultaneous two way vehicle movements:	
Further to conversations with the Councils Planner, we have found out that dual access "simultaneous two-way vehicle movement" to the said site was granted approval in 2010 and 2017. *…the original Planning requirement for the site for a shared facility ingress from Mt Barker Road and egress at Twin Street was prompted by safety concerns decades ago...* The representation contends that the traffic on this section of Mt Barker Road, in peak commuting hours is considered to present a serious traffic risk at interface with pedestrian, bus and general traffic movements and that the exit on to Twin Street offers much better sight lines to traffic, seeking that: • traffic engineering assessment be provided to assess this matter • the egress route be maintained past the dental clinic to Twin Street, and • the speed limit be reduced to 40km/h in this locality and a formal pedestrian crossing be identified at this point.	*The representors have raised a previous proposal for shared access via an adjacent property with access to Twin Street.* *This is not proposed as part of this application.* *Moreover, the subject land has no right or way, easement or other formal access to any adjoining land to facilitate such an arrangement.* *Any such proposal would not be legal and could not be considered by the relevant planning authority.* *The subject land does have legal access to Mt Barker Road. The access is designed to meet the relevant Australian Standard and facilitate two way access.* *The proposed reduction of speed limits and creation of formalised crossings are separate issues and cannot be proposed or considered as part of this application.*
Proposed Tree Removal:	
Further to reviewing the Tree Identification Plan and the development note;	*We note the representors issues relating to tree removal.*

The application also proposes the removal of one regulated tree (identified as Tree 18 on the attached Tree Identification Plan). This tree is a spotted gum (Eucalyptus maculate) and has a trunk circumference of 2.4 metres at 1 metre above ground level. The proposal required removal of some other trees, however these are either not regulated (as a result of size or species), or are exempt from requiring approval pursuant to schedule 4, clause 18 of the Planning, Development and Infrastructure (General) Regulations 2017. The representation contends that the *Architects Ink* drawing *15 SK01* titled *Demolition Plan* is not adequate, as it fails to show the rear of the property *where veiled references to" removal of other trees", including this significant gum, is made*. The representation seeks to be informed upon: • on what grounds is this significant tree to be removed, • are the adjacent old pines also to be removed, and • That plans accurately identify the whole site and clearly define all trees which are identified for removal. And contends that that *not only the Pine but this magnificent Gum tree offers habitat and food to wildlife in a dwindling sphere of options in the townscape. The black, red tailed cockatoo feasts on the pine nuts and the gum offers nesting and food for numerous species, including the pollinators when it flowers,* and that the representors, *have no reason to believe it could not be retained.*	*Attached to this response is a drawing indicating trees to be removed overlayed on the new carpark.* *The tree removal was discussed in our planning statement supporting the application.* *As a result of the proposed works at the rear of the site, some trees are proposed to be removed. There are 5 trees that have a diameter of greater than 2 metres when measured from 1 metre above ground level, however, these 3 trees are Cupresses macrocarpa (Monterey cypress) which are a species that are excluded from being regulated trees. The remaining trees include a silver gum (Eucalyptus crenulata – Tree 32) and a spotted gum (Eucalyptus maculate – Tree 18).* *The Eucalyptus crenulata (silver gum) is located within 20 metres of an existing dwelling and is located within a medium risk bushfire protection area and its removal does not constitute development.* *The Eucalyptus maculata (spotted gum) is located approximately 22 metres from the dwelling and therefore approval is required for its removal.* *In response to representations the removal of tree 18 has been withdrawn from this application and the tree will be retained.* *The proposed landscaping has been designed to complement the proposed building and site and to provide shade within the car park. The majority of existing landscaping is retained – particularly at the front of the site where it is most visible from the streetscape. While some landscaping is proposed to be removed from the rear of the site, this is proposed in order to provide a suitable building site*
Car Parking:	
The representation identifies *concern that a parent with small children or prams, or even ambulant persons will have no safe pedestrian access from the carparks (12 stairs are impractical)…* querying whether an alternate path (rampway) could be instated, with a concept provided. The representation further queries the intended parking arrangements for ambulance(s), suggesting that the 'existing arrangement' where ambulances *will park behind the front car bays (the most easily accessed and popular car spot) and as the entry is wide enough visitors just swing past them. Currently this is safe to do*, however this seems to create traffic	*The representors have suggested amendments for the location of disabled parking spaces and site arrangements.* *The provision of 4 carparks will not fit in the area proposed by the representors and still meet AS2890.1.* *This suggestion therefore cannot be accommodated.* *Similarly, a complying pedestrian ramp cannot be accommodated in this area. Providing a 'non-complying' pedestrian ramp alternative is not recommended and will not meet the relevant Standard. This has resulted in the proposed stairwell option.*

conflict for vehicles existing the rear car-park and vehicles entering the carpark, around a parked ambulance.	*The proposed ramp will be access compliant.*
Retaining walls:	
The representation contends that plans *fail to illustrate any sections through the boundary walls around this new upper-level carpark in relation to the neighbouring property.* And that *the MQZ civil plan gives a height of the retaining walls as 1.8 and 2 metres, but no detail is given as to the nature of the wall or its finishes.* It is noted that the MQZ Civil Plan does show the top and bottom datum points at both the northern and southern ends of the upper level, rear car park, identifying retaining wall heights between 0.2 metres (not 2.0 metres) and 1.8 metres on the boundary. The representation seeks also to clarify: • The proposed finish of the retaining walls, • Whether the south-eastern retaining wall will have an additional fence atop the kerb, • What the overall height and appearance will be.	*Engineer's spot levels indicate height of retaining wall to deal with adjacent property levels. Retaining walls will be masonry (blockwork with painted finish) and extended 1m above adjoining natural ground as required (where the level difference is greater than 1m).* *Attached are revised plan and elevations indicating the new walls proposed as well as landscaping strips to be provided on the carpark side to soften the impact.*
Representation in support:	
The representation in support of the proposal identifies that the proposed development *is in keeping with the scale of existing, and adjacent buildings along this stretch of road and is a vastly reduced proposal to the previous Proposal.*	

The Applicant's response recognises the issues raised by the representations and has provided further information to clarify some of the matters raised by the representors and amended the proposal for the purposes of the assessment.

It is considered that the access concerns and tree removal matters have been responded to adequately and with relevant legislative references to the extent that the elements of access across adjoining land without lawful rights of way and the removal of trees which are not protected by legislative controls are clearly excluded from consideration in this assessment. Additionally the regulated tree to be removed is now retained. In particular the regulated tree is no longer to be removed and is subject to a condition.

The proposed retaining is largely below neighbouring ground levels with a one meter extension to act as a fence/balustrade. No fencing is proposed. The retaining will be rendered, painted white and have creepers grown on it. The visual impacts of retaining walls have been more thoroughly addressed with further plans and details submitted in response, such that they can be considered objectively in this assessment.

The element of Ambulance parking was not considered to have been addressed in the applicant's response and the following additional comment was provided: *As the clinic is not an emergency centre, the number of times the ambulance is required is minimal. The bollard between the disabled carparks will be removable (for the ambulance use only) in order to provide access*.

AGENCY REFERRALS

No referral to DIT was triggered as the nature of the existing access is not changing.

INTERNAL REFERRALS

Council Engineering – detailed stormwater management plans are acceptable. There will be a condition requiring a section 221 application for works on the footpath (refer recommended condition 8)

Council Environmental Health –site connected to mains sewer.

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 8.**

Code Assessment:

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

The subject land lies within the *Rural Neighbourhood Zone* and the *Adelaide Hills Sub-Zone*.

The land is subject to a series of policy overlays which are relevant to the land and are considered unlikely to adversely influence assessment of the proposal.

The proposal is not captured within any defined a*ssessment pathways* for this form of development and therefore identified as '*All Other Code Assessed*' development to be assessed against all relevant planning policies applicable to the land.

The Assessment Provisions (AP) provides Performance Outcomes (PO) and Designated Performance Features (DPF) which are accommodating of the proposed development, particularly citing that the proposal is for a relatively small addition/alteration and increase in the intensity of use and remains suitably contained on the land and within the locality such that it will not adversely affect the amenity or character of the locality or unreasonably impact nearby sensitive receivers.

The proposed nature of the altered land use is considered to be consistent with the Planning and Design Code as provided in the following assessment (*emphasis has been added by <u>underlining</u>*).

Zones and Sub Zones:

Rural Neighbourhood Zone

Land Use and Intensity

Desired Outcomes	
DO1	Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & DTS/DPF1.1, PO1.2 & DTS/DPF1.2, PO1.3, PO1.4	

In relation to the Zone DO 1 and PO/DPFs 1.1, 1.2, 1.3, 1.4 the existing land use is maintained in the proposed development and is proposed to be modestly intensified. It remains largely contained within the general building footprint, with expansion of the car parking area to the rear. The proposal goes from six (6) consulting rooms to ten (10).The applicant has stated this does not represent an increase in the number of clinicians on site, rather a change in the way the rooms are used. The applicant contends concurrent occupation of the ten (10) consulting rooms is unlikely.

The proposal is considered to present as one of a range of community health and wellbeing related types of service which continues to complement living in the locality and is in itself of relatively low intensity use, not producing any substantive impacts of noise or human activity, other than the comings and goings of clientele to the site.

The fundamental nature of the existing land use remains, with a small increase in the capability to provide medical consultation and/or treatment in line with modern practice management principles. For example treatment is augmented with an accessory health facility/rehabilitation space and modern patient waiting and reception areas. The additions to the front, creating a new building façade observe the building *Primary Street Setback* provisions in PO 3.1, suitably amalgamating with the streetscape and the specific requirements of DPF 3.1 (b), matching the setback of the adjoining architect's studio to the south, and in consideration of the dental surgery to the north-west, which is designed to address Twin Street frontage with car parking occupying the Mount Barker Rd aspect.

The proposal does not include the addition of any new advertising or signage to the façade or the building additions in general.

The proposal is considered to be suitably supported by the Zone's DO 1 and PO/DPF's 1.1, 1.3 and 1.4 notwithstanding it does not accord with DPF 1.2 (size) - and has not historically accorded with this in its existing use. It is however not considered to be incompatible with the intended character of the zone or locality.

Adelaide Hills Subzone

Desired Outcomes	
DO1	Additional residential and tourist accommodation that retains and embraces the values of the established mature vegetation as a defining characteristic of the area.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & DTS/DPF1.1	

Adelaide Hills Sub-Zone DO 1, PO/DPFs 1.1 seeks to more specifically support tourist accommodation and development of residential opportunities within the locality. The proposal could be considered to be at odds with the sub-zone provisions, however it is noted that the activity is complimentary and orientated towards providing support to the community and surrounding areas and, the proposal is an existing use.

The nature of the activities carried on at this site currently and the additions/alterations are a modest intensification of the activities. On this basis they are considered supportive and complimentary to existing and future residential development and increased population in the area. In this respect the proposal does not undermine or prejudice the attainment of the sub-zone's desired outcomes.

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* as it does not propose any impacts or interface with water resources identified in the *Prescribed Water Resources Overlay*, and in respect of these overlay policies, it 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. The access maintained within this development which provides capability for a degree of access and protection of other adjoining assets and a safe turn around space for CFS appliances, notwithstanding this is not a critical assessment factor for this non-habitable form of development.

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

Native Vegetation Overlay

Desired Outcomes	
DO1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & DTS/DPF1.1, PO 1.2, PO1.4	

In regard to Native Vegetation DO 1, PO/DPF's 1.1, 1.2, 1.4 the proposal does propose removal of vegetation, particularly for the purpose of access and construction of the new southern car parking area. However, the majority of trees are non-native *Cupresses macrocarpa* (Monterey cypress) and a range of other non-native species, with the exception of two (2), being the silver gum (*Eucalyptus crenulata*) and a spotted gum (*Eucalyptus maculate*) which are also identified in the *Regulated and Significant Tree Overlay. The trees are not part of an intact stratum of native, remnant vegetation* and the spotted gum's removal is no longer proposed.

The proposal does include additional landscaping including native species such as *Eucalyptus leucoxylon* (flowering gum) and *Eucalyptus Citrodora* (lemon scented gum), accompanied by other native and non-native landscaping.

Regulated and Significant Tree Overlay
Desired Outcome,

Desired Outcomes	
DO1	*Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.*
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.4	

The application detail and the applicant's response to representations has identified in respect of the proposed vegetation removal at the rear of the site, that there are five (5) trees which have a diameter greater than 2 metres when measured 1 metre above ground level, which would constitute *Regulated Trees.* Three (3) of the identified trees are *Cupresses macrocarpa, or* Monterey cypress trees, which are a species that are specifically *excluded* from being regulated trees, in Regulation 3F (4) (b) of the *Planning Development and Infrastructure (General) Regulations 2017,* and are therefore not controlled.

The remaining large trees impacted by the proposal include a silver gum (*Eucalyptus crenulata* – Tree 32 on the supplementary landscaping plan), which is located within 20 metres of an existing dwelling (adjacent to the south). As the land is within a medium risk bushfire protection area the tree removal does not constitute development.

The remaining spotted gum (*Eucalyptus maculate* – Tree 18 on the supplementary landscape plan) is located more than 20 metres from the dwelling and therefore approval is required for its removal. The spotted Gum is situated some 34 to 36 metres from the existing building and its additions, 11.3 metres from the south-eastern side boundary, 7 metres from the nearest point of the existing northern car park and 10 metres from the new southern car park. The car park setback is defined on the site plan as being similar in setback to the canopy line for the tree. It is considered that there is reasonable feasibility for retaining the Regulated spotted gum tree without adverse impact from the additional parking being established 10 metres to the north-east.

In response to representations the applicant has proposed to preserve this tree and its removal is no longer part of this application. It is proposed to condition its protection with sourcing of arborist expertise prior to commencing works on site (Refer recommended condition 7).

General Planning Provisions:

Advertisements

Desired Outcomes	
DO1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.2 & DTS/DPF1.2, PO1.5 & DTS/DPF1.5. PO2.1 & DTS/DPF2.1, PO5.2 & DTS/DPF5.2	

Design

Desired Outcomes	
DO1	Development is: 1. contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area 2. durable - fit for purpose, adaptable and long lasting 3. 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 4. sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.3 & DTS/DPF1.3, PO8.1 & DTS/DPF8.1, PO12.1 & DTS/DPF12.1, Transport Access and Parking: Vehicle Access PO3.1 & DTS/DPF3.1, Vehicle Parking Rates PO5.1 & DTS/DPF5.1	

The proposed development is considered to generally accord with the design and infrastructure requirements of the Code, acknowledging that generally the built form, scale and design of the proposed medical clinic is already substantially established. The proposed additions and alterations are generally within the existing building footprint and curtilage area. The building work is acceptably compact and concealed, addressing the Mount Barker Road frontage, with existing trees and proposed landscaping provides a building address which is not considered dominant in the streetscape.

The proposed new façade presents a more easily interpretable point of access with well-defined paths and ramps being established from car parking areas and from the Mount Barker Road reserve footpath areas.

The development requires minimal earthworks for preparation of the building site and more significant earthworks to create the additional car parking area at the rear of the clinic, including earthworks to establish foundations for the retaining / boundary walls. It is noted the retaining is largely below the neighbouring land level but does include a one metre high extension which will act as a fence/balustrade. Given the natural slope of the subject land, the area and the requirement to achieve universal access grades the earthworks required are the subject of a condition (Refer recommended condition 6).

The proposed development is connected to SA Water services including water and wastewater utilities and therefore presents no issues in respect of on-site wastewater management.

The existing medical clinic closely accords with the parking requirements providing an existing arrangement of 24 car parking spaces associated with the six (6) existing consulting rooms within the clinic. The re-configured parking arrangement associated with the proposed additions to the clinic provides a total of 30 car parking spaces to service the re-configured internal layout of the clinic and its ten (10) consulting rooms (double treatment room excluded). This equates to a shortfall of ten (10) parking spaces or an alternate parking ratio of three (3) car parking spaces per consulting room.

The provision of three (3) parking spaces per consulting room is considered to be relatively consistent with the actual requirements of the clinic, whereby it will provide (for each consulting room) one car parking space occupied by a patient who has been attended to and is in the process of departing the clinic, one car parking space for a patient who is being seen or treated, and one space for a person arriving for an appointment. The applicant advised there will generally be 7-8 clinicians on site and there will be very few occasions where all consulting rooms are staffed meaning less staff will be on site at any time than the number of consulting rooms. On this basis the parking is consistent with the actual proposed use of the clinic.

The turn-over of vehicles arriving and leaving this premises should be consistent as the clinic is unlikely to have patients dwell on the premises for any other purpose than checking in/out. The clinic does not include any café or pharmacy which would potentially have patients dwell longer within the building, and for these reasons it is contemplated that the ratio of 3 parks to each consulting room can provide an appropriate parking rate for the premises.

In respect of *Transport Access and Parking* PO 5.1, the clinic is in proximity to a number of Adelaide metro bus services which would support access via public transport for patients without vehicular access or requiring alternative transport. Adelaide Metro Stop 39 is situated adjacent to the subject site and is utilised by a number of services passing through Stirling connecting with a number of Hills' townships. Stop 37, located approximately 500 metres northeast provides a connection to the local Stirling–Crafers routes to facilitate further transport opportunities. The neighbourhood areas of Stirling are within walking distance and Mount Barker Road provides pedestrian access at least from nearby residential areas also.

CONCLUSION

This assessment report has provided a detailed assessment of the application against the most pertinent provisions of the South Australia Planning and Design Code.

The assessment has considered the statutory requirements of the Code and the concerns raised by representors in respect of the interface between land uses and general amenity.

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 upgraded consulting rooms presents a reasonably appropriate form of development within the Rural Neighbourhood Zone, having had regard to the existing building and land use intensity as well as the proposed additions and alterations' aesthetic effect, siting and context relative to the character of the locality;
- The proposal presents a compact building design and site layout, including increased car parking which, notwithstanding a shortfall in on-site car parking spaces, provides parking provisions suitable to cater for the intended land use intensity without any obtuse impacts to the existing neighbourhood character or pleasant amenity of the locality, and
- The level of landform modification and vegetation removal is not inappropriate in respect of native vegetation and controls for Regulated and Significant trees, notwithstanding public sentiment differs somewhat.
- Access changes have been adequately addressed within the legislative framework available.

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 21015778 by ProHealthCare Stirling for Alterations and additions to existing consulting rooms, car parking and landscaping, at 104 Mount Barker Road Stirling is granted Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

2) <u>Car Parking Designed In Accordance With Australian Standard AS 2890.1:2004.</u>
All car parking spaces, driveways and manoeuvring areas shall be designed, constructed, drained and line-marked 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/commencement of the use and maintained in good condition at all times to the reasonable satisfaction of the Council.

3) <u>Car Parking Numbers</u>
The proposed development shall maintain a minimum of 30 vehicle parking spaces in accordance with the approved plans and details.

4) <u>Timeframe for Landscaping to be Planted</u>
Landscaping including plantings shall be completed 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.

5) The development herein approved shall be connected to the existing sewer services with all relevant approvals including underfloor plumbing approved prior to the issue of Building Rules Consent and Development Approval.

6) Prior to Building Consent being granted the applicant shall prepare and submit to Council a final Siteworks Plan, Soil Erosion and Drainage Management Plan (SEDMP) and Construction Management Plan (CMP) for the site for Council's approval.

The Siteworks Plan shall accurately address the required levels across the site and the final stormwater plan.

The SEDMP shall comprise a site plan and design sketches that detail erosion control methods and installation of sediment collection devices that will prevent:

- **a) soil moving off the site during periods of rainfall;**
- **b) erosion and deposition of soil moving into the remaining native vegetation; and**
- **c) soil transfer onto roadways by vehicles and machinery.**

The works contained in the approved SEDMP shall be implemented prior to construction commencing and maintained to the reasonable satisfaction of Council during the construction period.

The CMP shall address amongst other things access and safety issues for employees, vehicle and general public during construction.

7) Prior to Building Consent Being Granted - a tree protection plan for tree 18 prepared by a suitably qualified tree professional shall be prepared and submitted to Council for approval to ensure appropriate tree protection measures are applied during construction.

8) Prior to Building Rules Consent Being Granted – the applicant is required to lodge and have approved a Section 221 application for works on Council land with regards to final footpath design and stormwater outlet(per the approved Civil Plan notes from MQZ Consulting Engineers)

9) <u>Tree Protection Zone</u>

A tree protection zone (TPZ) around 'regulated' tree 18 to be retained is required. The protection zone is to encompass the structural root zone of the tree and shall be determined by the project arborist. During construction each TPZ shall be fenced with 2.0 metre high chain mesh material with posts at 3 metre intervals and incorporate on the east and south sides a clearly legible sign displaying the words "Tree Protection Zone".

The following restrictions apply to the tree protection zone:

- **a) No machine excavation is permitted.**
- **b) If any major roots (roots with a diameter greater than 25mm) are found outside the TPZ during construction the project arborist shall be contacted immediately to assess the situation.**
- **c) A layer of organic mulch to a depth of 100mm shall be placed over all root systems so as to assist with moisture retention and to reduce the impact of compaction**
- **d) No material, equipment or temporary buildings shall be placed within any TPZ.**
- **e) No items shall be attached the tree including temporary service wires, nails, screws or any other fixing device.**
- **f) Supplementary watering shall be provided to the tree through any dry periods during and after the construction process. The tree is to be provided with a circular dripper system comprising 19mm polypipe, 4 litre per hour drippers spaced every 2 metres.**
- **g) Only landscaping, permeable paving or rubble paths shall occur in the TPZ, and only when all construction of the proposed alterations, additions and carparking has been completed. The area within the TPZ shall be retained at natural ground level and no additional soil or fill shall be placed within the zone**

h) **No other works shall occur within the TPZ without the consent of Council's Arborist during the life of the retained tree**
i) **Any services such as stormwater, sewer and electrical that enter the TPZ are to be excavated using non-destructive methods such as Hydro vac® or directional boring systems. This work is to be supervised by the project arborist. If any tree roots are discovered at this time, the project arborist is to assess and address accordingly.**

ADVISORY NOTES

General Notes

1) **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) **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.**

3) **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 fully determined (other than any question as to costs).**

4) **All proposed retaining and masonry walls exceeding 1.0 metre in retained ground levels, or wall heights above ground shall be assessed as part of the Building Rules Certification.**

Planning Consent

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 Planning Consent.

OFFICER MAKING RECOMMENDATION

Name: Melanie Scott
Title: Senior Statutory Planner

25-Jan-2022



Adelaide Hills COUNCIL

N

Annotations
- Respresentor 5
- Representor 4
- Representor 3
- Representor 2
- Representor 1
- Subject Land

Planners Summary
- PlanningSummary

AHC Core
- PropertyOwner
- Parcels
- Roads
- Suburbs
- Rivers
  - River
  - Creeks
  - Streams

Flood Study Data
- TorrensFloodZones_20Yr
- TorrensFloodZones_100Yr
- OnkaFloodPlain10Yr
- FloodPlain100Year

Stormwater Updated

CWMS

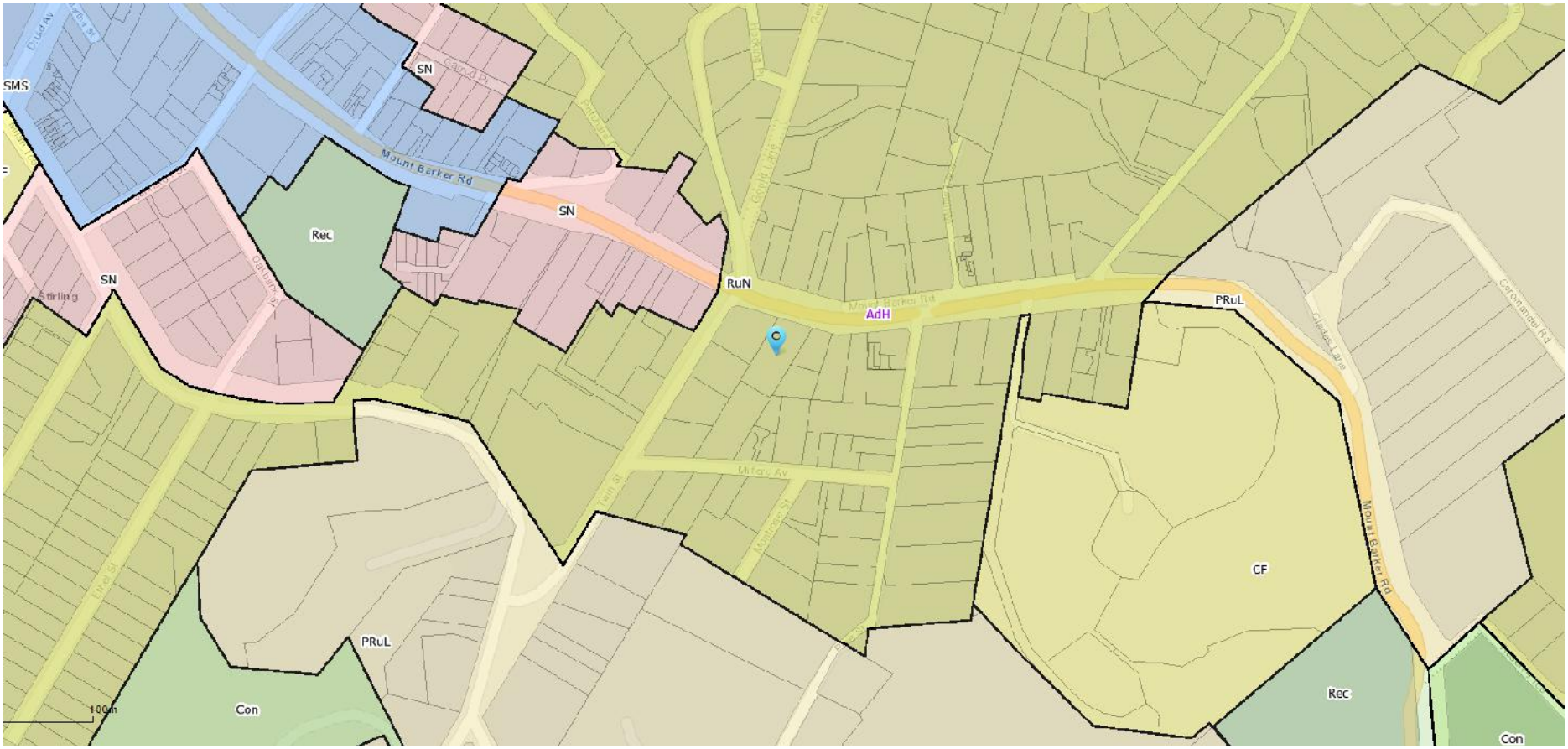
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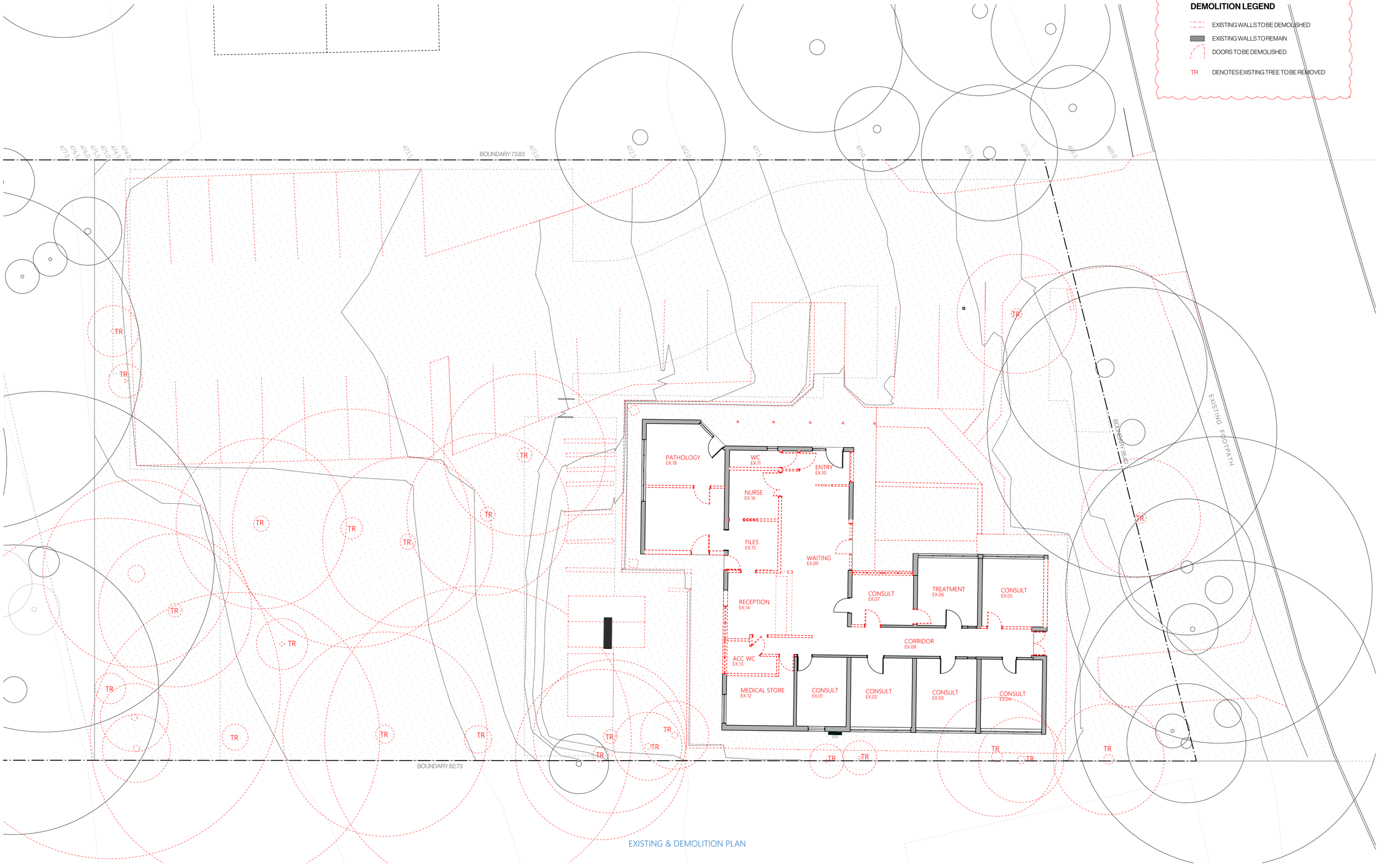
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Scale = 1:1508.220

50 m


SMS
SN
Mount Barker Rd
SN
Rec
SN
RuN
AdH
PRuL
CF
PRuL
Con
Rec
Con
100m

Zone Map



EXISTING & DEMOLITION PLAN

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

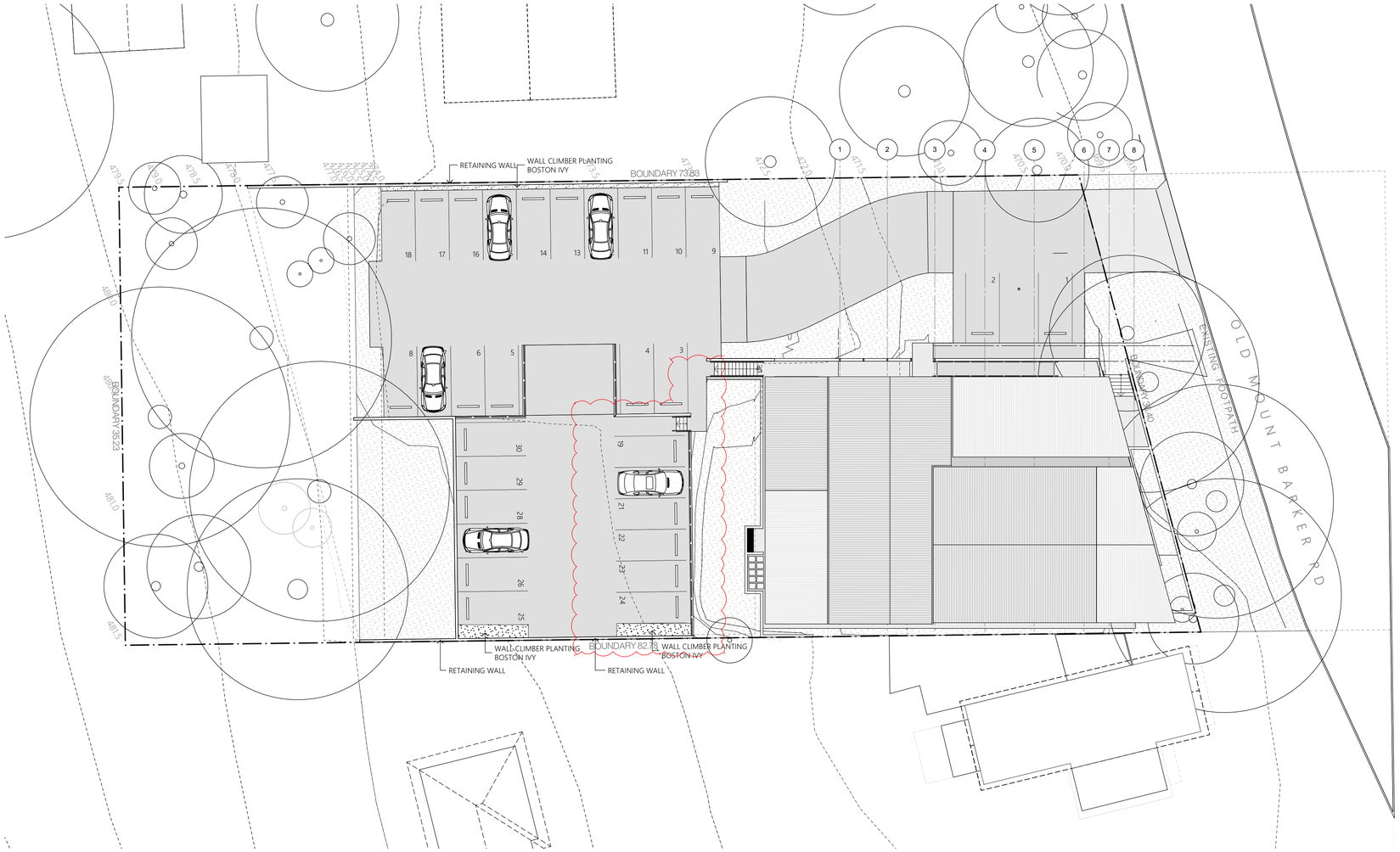
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Revision	Date	Scale
C - DA Amend Walls & Planting	2/12/2021	1:100 @ A1

Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

Drawing
15-1156 SK01
Existing & Demolition Plan
Planning DA



1 SITE PLAN 1:200

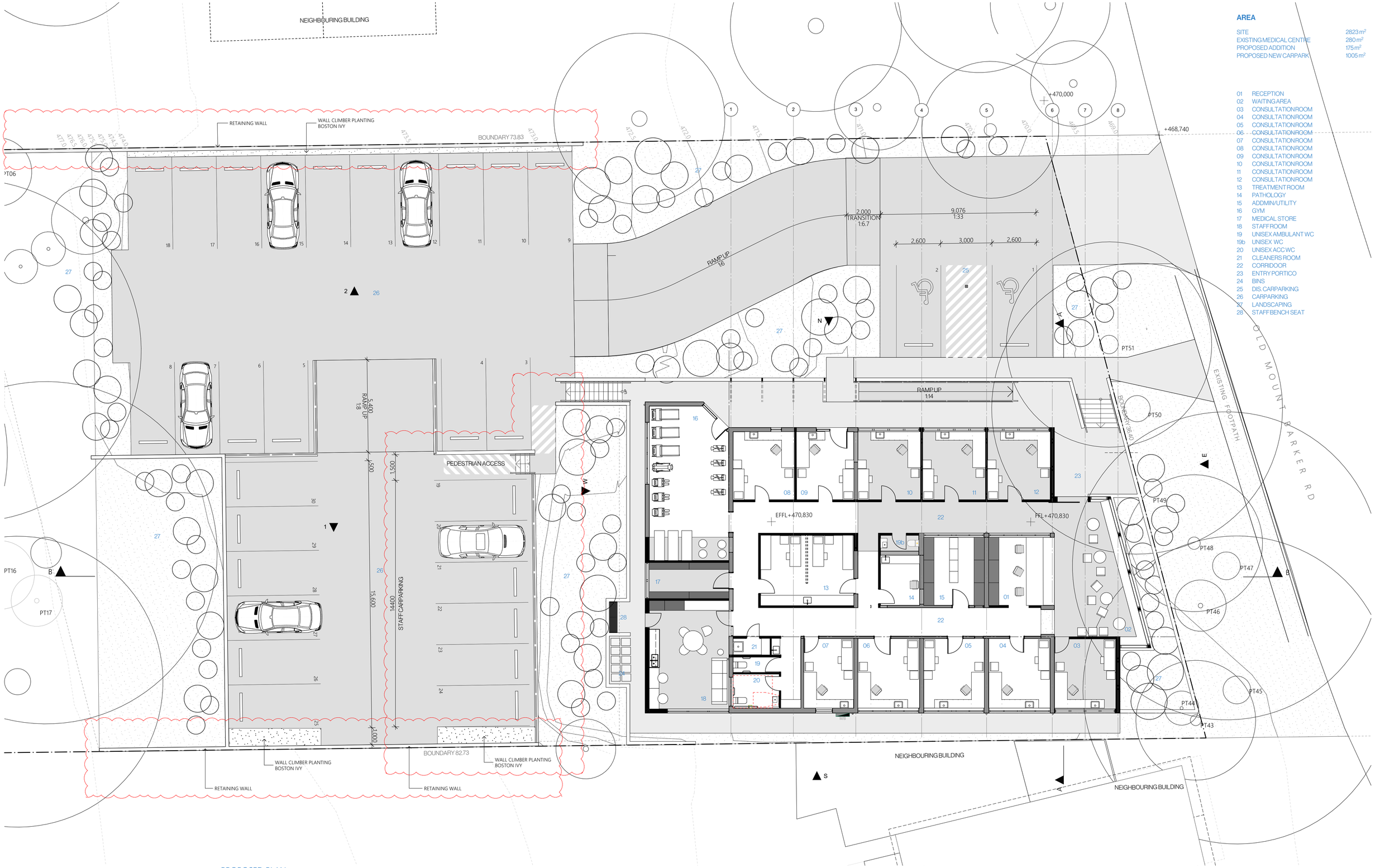
SITE PLAN

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 2 5 10 20M

Revision	Date	Scale	Client	Project Name	Drawing
C - DA Amend Walls & Planting	2/12/2021	1:200 @ A1	Pro Health Care Group 380 Grange Rd Kidman Park SA 5025	Pro Health Care Clinic 104 Mount Barker Rd Stirling SA 5152	15-1156 SK02 Site Plan Planning DA



PROPOSED PLAN

AREA

SITE	2823 m²
EXISTING MEDICAL CENTRE	280 m²
PROPOSED ADDITION	175 m²
PROPOSED NEW CARPARK	1005 m²

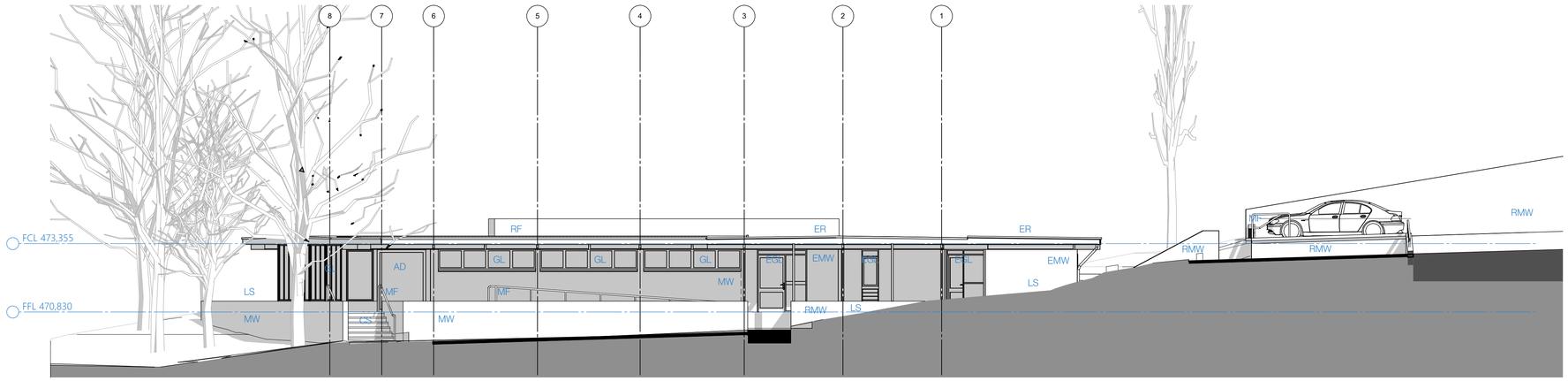
01	RECEPTION
02	WAITING AREA
03	CONSULTATIONROOM
04	CONSULTATIONROOM
05	CONSULTATIONROOM
06	CONSULTATIONROOM
07	CONSULTATIONROOM
08	CONSULTATIONROOM
09	CONSULTATIONROOM
10	CONSULTATIONROOM
11	CONSULTATIONROOM
12	CONSULTATIONROOM
13	TREATMENT ROOM
14	PATHOLOGY
15	ADDMIN/UTILITY
16	GYM
17	MEDICAL STORE
18	STAFF ROOM
19	UNISEX AMBULANT WC
19b	UNISEX WC
20	UNISEX ACC WC
21	CLEANERS ROOM
22	CORRIDOOR
23	ENTRY PORTICO
24	BINS
25	DIS. CARPARKING
26	CARPARKING
27	LANDSCAPING
28	STAFF BENCH SEAT

Architects Ink

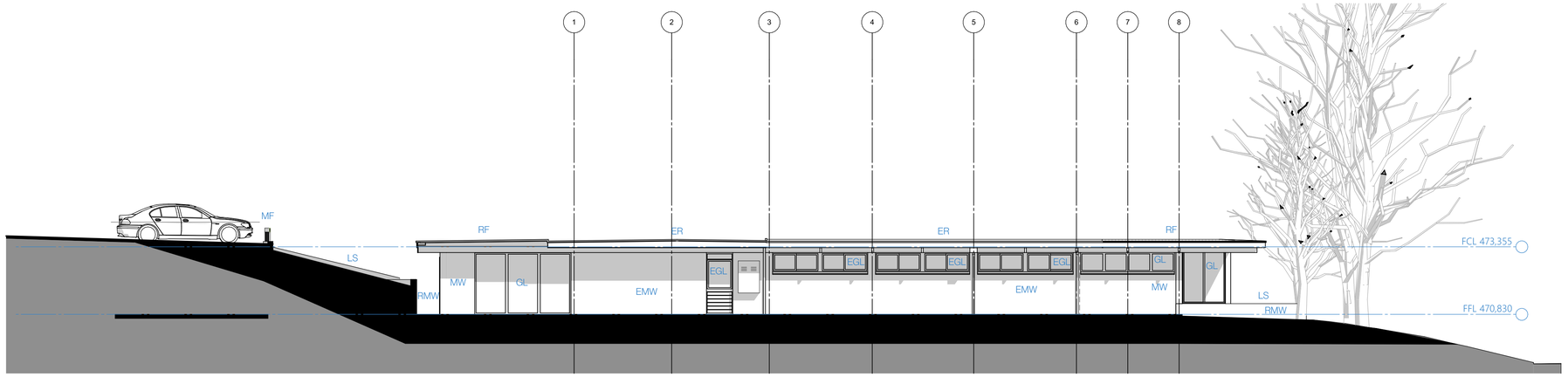
Adelaide
Sydney
Architecture
Interior Design
Asset Management

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Revision	Date	Scale	Client	Project Name	Drawing
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1 NORTH-WEST ELEVATION 1:100



2 SOUTH-EAST ELEVATION 1:100

LEGEND

EMW	EXISTING MASONRY WALL, PAINTED
ER	EXISTING ROOF, COLORBOND METAL SHEET
EGL	EXISTING GLAZING, TIMBER WINDOW AND DOOR FRAMES
ES	EXISTING FENCE
MW	MASONRY WALL, WITH WHITE PAINT FINISH
RMW	RETAINING MASONRY WALL, WITH WHITE PAINT FINISH
MF	METAL BARRIERS &/OR RAILINGS
CS	CONCRETE STAIRS
RF	NEW ROOF, COLORBOND METAL SHEET 'TME'
GL	GLAZING, WHITE TIMBER WINDOW AND DOOR FRAMES
AD	AUTOMATED GLASS TIMBER ENTRY DOOR, WHITE
LS	NEW LANDSCAPING

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 1 2 5 10M

Revision
C - DA Amend Walls & Planting

Date
2/12/2021

Scale
1:100 @ A1

Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

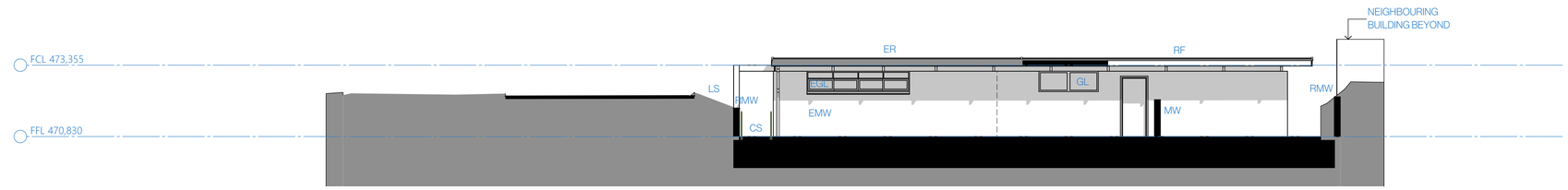
Drawing
15-1156 SK04
Elevations
Planning DA

LEGEND

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ER	EXISTING ROOF, COLORBOND METAL SHEET
EGL	EXISTING GLAZING, TIMBER WINDOW AND DOOR FRAMES
ES	EXISTING FENCE
MW	MASONRY WALL, WITH WHITE PAINT FINISH
RMW	RETAINING MASONRY WALL, WITH WHITE PAINT FINISH
MF	METAL BARRIERS &/OR RAILINGS
CS	CONCRETE STAIRS
RF	NEW ROOF, COLORBOND METAL SHEET 'TME'
GL	GLAZING, WHITE TIMBER WINDOW AND DOOR FRAMES
AD	AUTOMATED GLASSTIMBER ENTRY DOOR, WHITE
LS	NEW LANDSCAPING



1 NORTH-EAST ELEVATION 1:100



2 SOUTH-WEST ELEVATION 1:100

Architects Ink

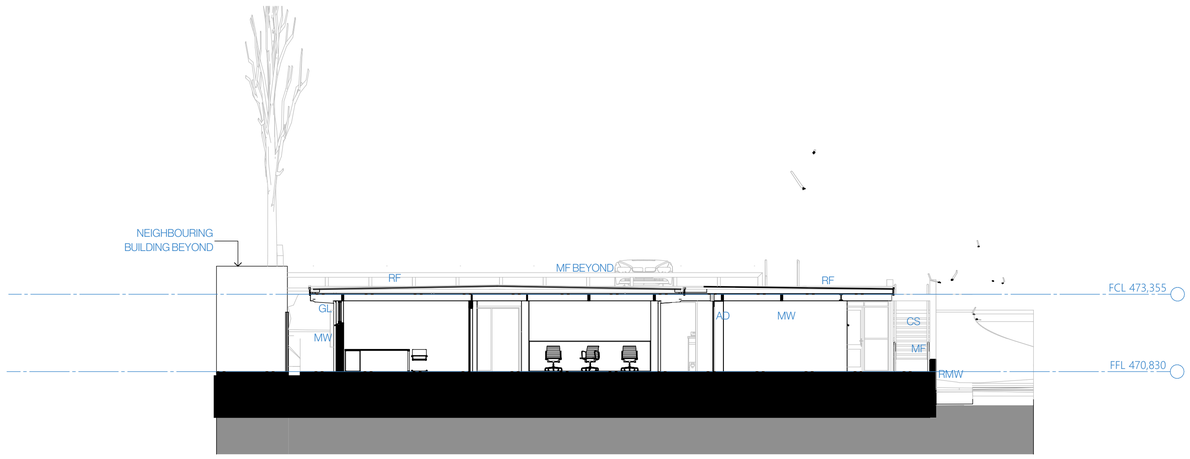
Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 1 2 5 10M

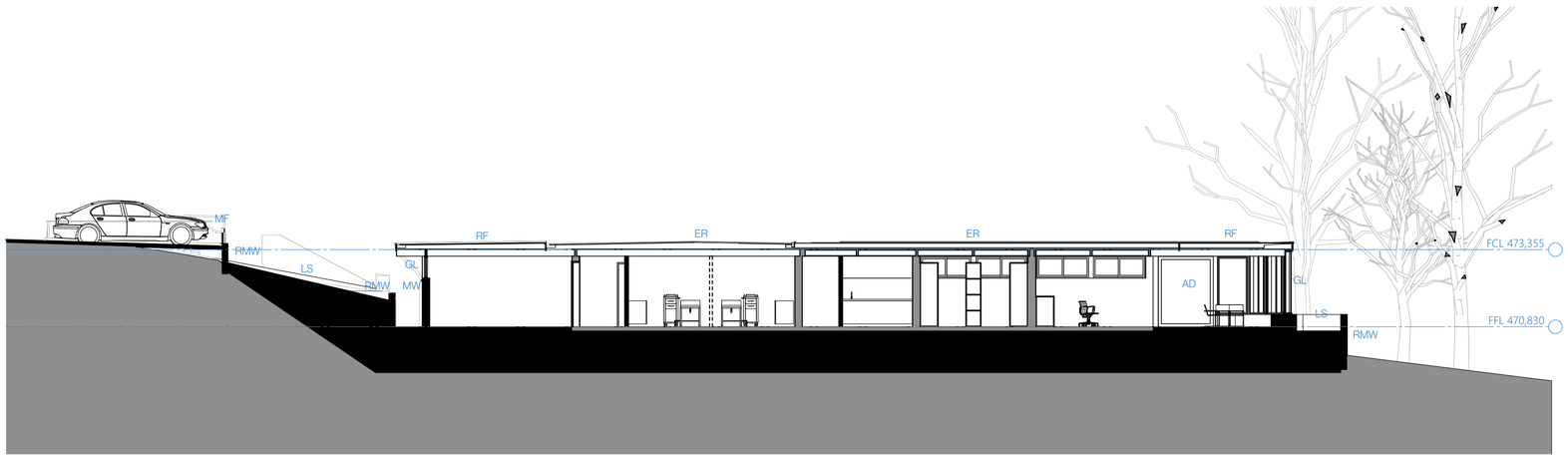
Revision	Date	Scale	Client	Project Name	Drawing
C - DA Amend Walls & Planting	2/12/2021	1:100 @ A1	Pro Health Care Group 380 Grange Rd Kidman Park SA 5025	Pro Health Care Clinic 104 Mount Barker Rd Stirling SA 5152	15-1156 SK05 Elevations Planning DA

LEGEND

EMW	EXISTING MASONRY WALL, PAINTED
ER	EXISTING ROOF, COLORBOND METAL SHEET
EGL	EXISTING GLAZING, TIMBER WINDOW AND DOOR FRAMES
ES	EXISTING FENCE
MW	MASONRY WALL, WITH WHITE PAINT FINISH
RMW	RETAINING MASONRY WALL, WITH WHITE PAINT FINISH
MF	METAL BARRIERS &/OR RAILINGS
CS	CONCRETE STAIRS
RF	NEW ROOF, COLORBOND METAL SHEET 'TME'
GL	GLAZING, WHITE TIMBER WINDOW AND DOOR FRAMES
AD	AUTOMATED GLASSTIMBER ENTRY DOOR, WHITE
LS	NEW LANDSCAPING



1 SECTION A-A 1:100



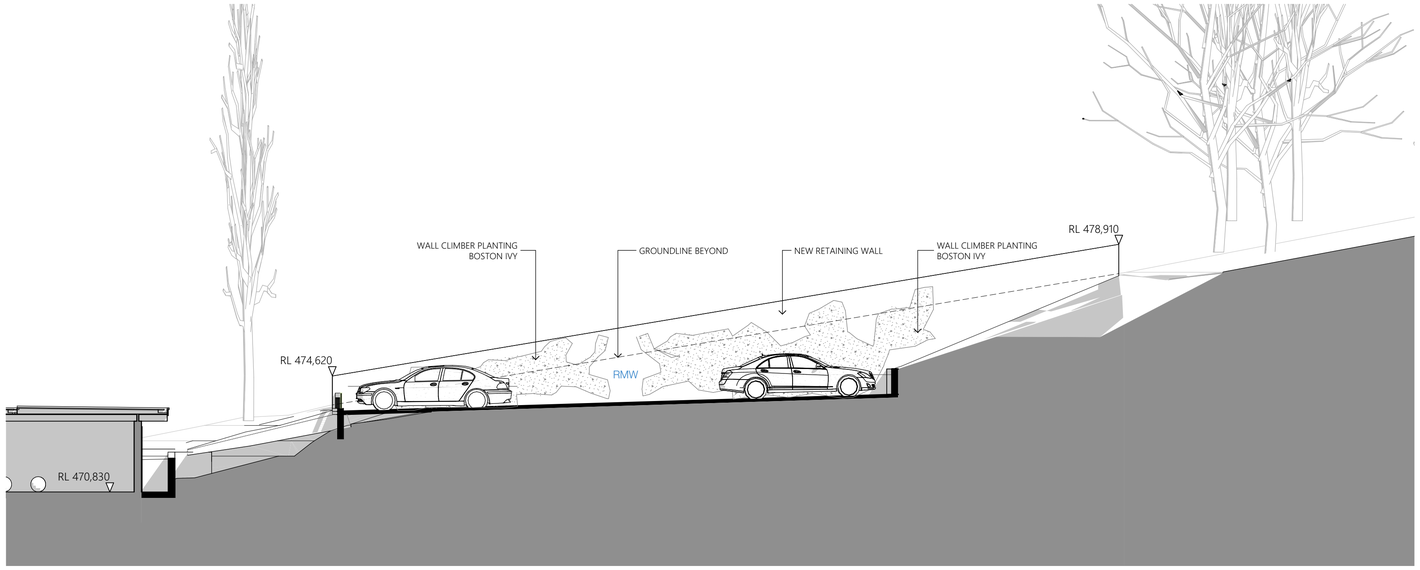
2 SECTION B-B 1:100

Architects Ink

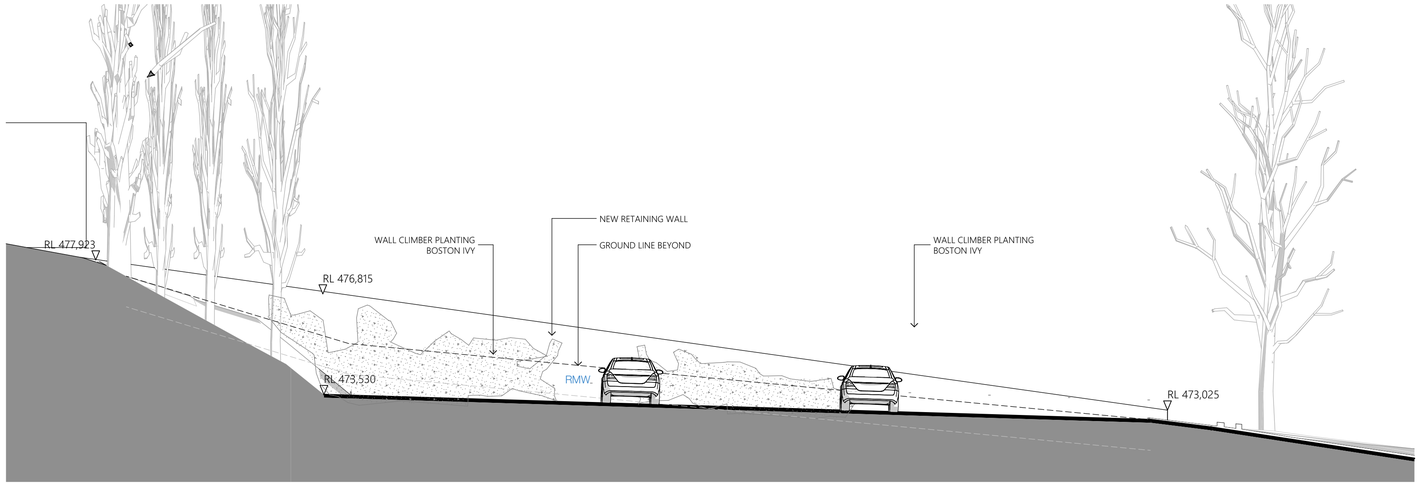
Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 1 2 5 10M

Revision	Date	Scale	Client	Project Name	Drawing
C - DA Amend Walls & Planting	2/12/2021	1:100 @ A1	Pro Health Care Group 380 Grange Rd Kidman Park SA 5025	Pro Health Care Clinic 104 Mount Barker Rd Stirling SA 5152	15-1156 SK06 Sections Planning DA



1 Elevation 1 1:100



2 Elevation 2 1:100

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 2 5 10 20M

Revision
C - DA Amend Walls & Planting

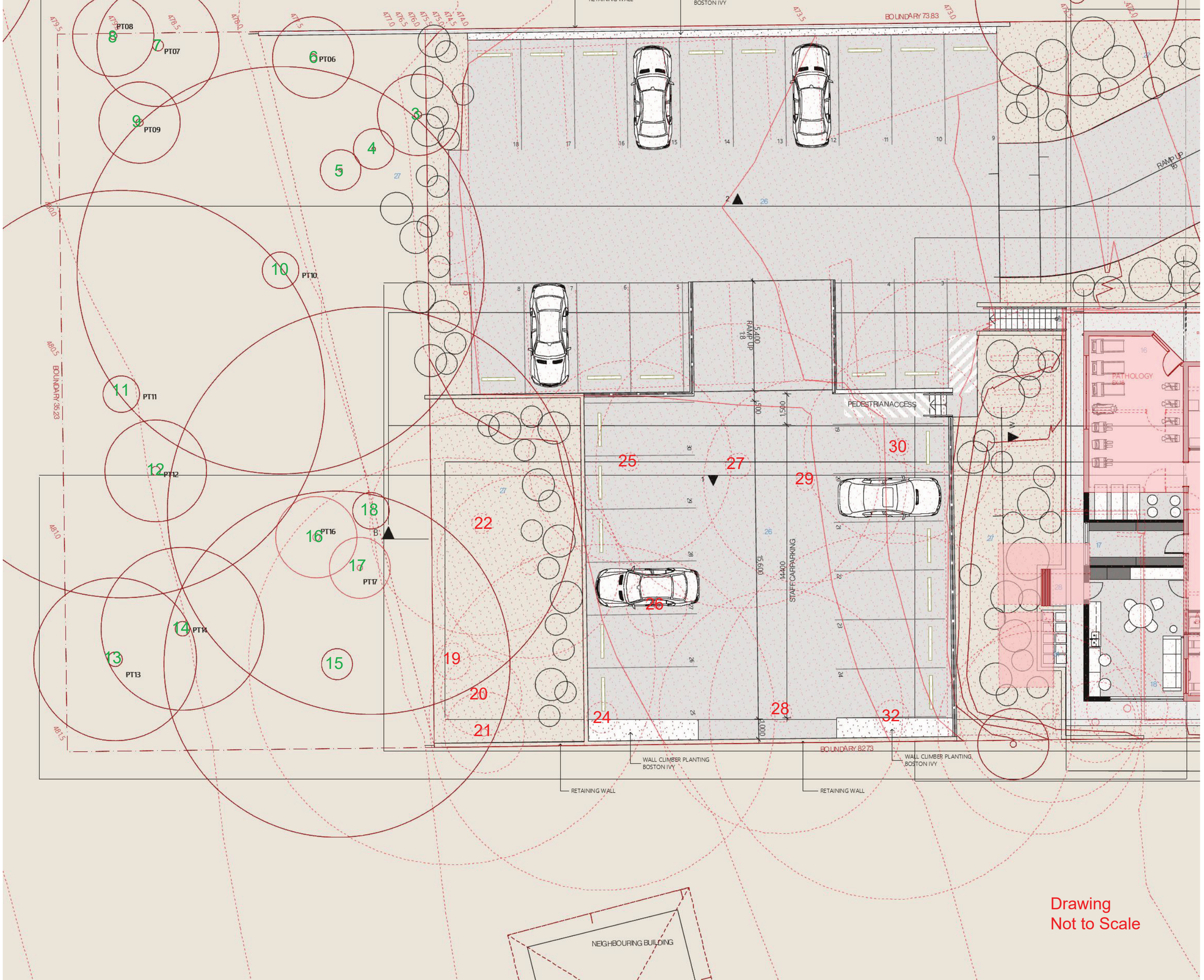
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2/12/2021

Scale
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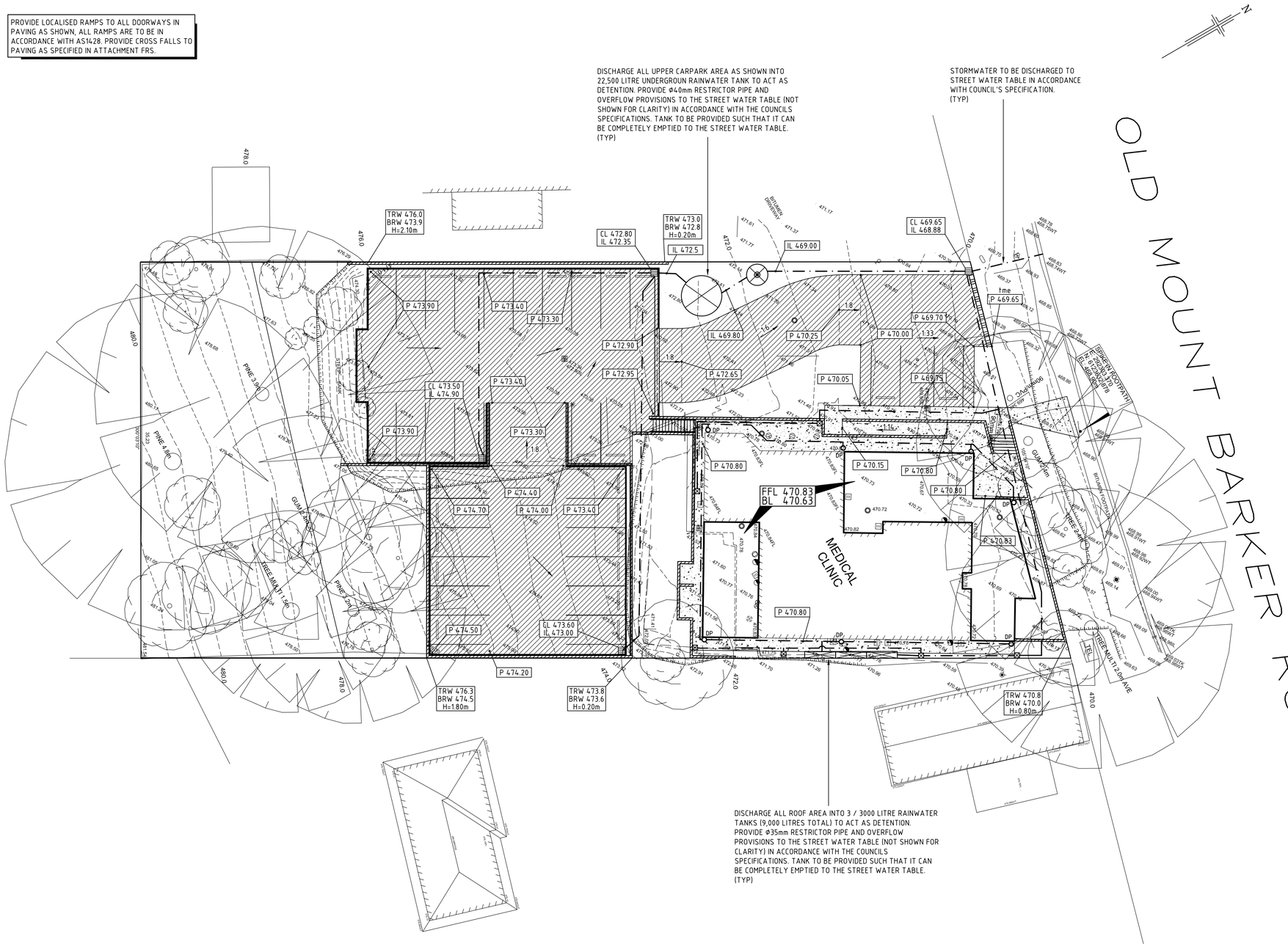
Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

Drawing
15-1156 SK07
Elevations Retaining Walls
Planning DA


BOUNDARY 73.83
RETAINING WALL
BOSTON IVY
PT08
PT07
PT06
PT09
PT10
PT11
PT12
PT16
PT17
PT14
PT13
RAMP UP
5,400
RAMP UP
16
PEDESTRIANACCESS
PATHOLOGY
BOUNDARY 35.23
STAFF CARPARKING
14400
15,600
1,000
WALL CLIMBER PLANTING
BOSTON IVY
BOUNDARY 8273
RETAINING WALL
WALL CLIMBER PLANTING
BOSTON IVY
NEIGHBOURING BUILDING
Drawing
Not to Scale

PROVIDE LOCALISED RAMPS TO ALL DOORWAYS IN PAVING AS SHOWN, ALL RAMPS ARE TO BE IN ACCORDANCE WITH AS1428. PROVIDE CROSS FALLS TO PAVING AS SPECIFIED IN ATTACHMENT FRS.



GENERAL NOTES:

G1. ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND GENERAL CONDITIONS OF THE CONTRACT, THE ASSOCIATED ARCHITECTURAL DRAWINGS, THE ENGINEER'S SOIL AND FOOTING CONSTRUCTION REPORT AND ANY OTHER DRAWINGS RELATING TO THIS PROJECT.

G2. ALL DIMENSIONS, LEVELS & SETTING OUT SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND CHECKED ON SITE PRIOR TO COMMENCING FABRICATION AND, OR, CONSTRUCTION. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES.

G3. THE ENGINEER'S DRAWINGS MUST NOT BE SCALED.

G4. ALL DIMENSIONS IN MM UNLESS OTHERWISE SPECIFIED.

G5. ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.

G6. FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER PIPES ARE REQUIRED FOR THIS SITE. REFER TO ATTACHMENT SD5.

GENERAL COMPACTION NOTES:

1. ALL AREAS TO BE FILLED SHALL BE COMPLETELY CLEARED OF ALL MATERIALS INCLUDING TREES, ROOTS AND ALL OTHER DECAYED VEGETATION.
2. PRIOR TO THE COMMENCEMENT OF ANY WORKS WITHIN THE SITE BOUNDARIES, THE ENTIRE SITE IS TO BE COMPACTED AND TESTED IN ACCORDANCE WITH AS1289.5.1.1/AS1289.5.1.2. THE FREQUENCY OF THE TESTS SHALL BE IN ACCORDANCE WITH AS3798-1996. TESTING SHALL BE EVENLY SPACED OVER THE ENTIRE SITE AT RANDOM LOCATIONS. TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. ALL NEW FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH AS1289.5.1.1 TO PROVIDE 98% STANDARD COMPACTION. THE LOOSE THICKNESS OF EACH LAYER BEFORE COMPACTION SHOULD NOT EXCEED 200mm, PROVIDE COMPACTION TESTS FOR THE NEW FILL AS PER NOTE 2.

LEGEND

- PERIMETER PAVING (REFER TO ATTACHMENT SD3)
- CONCRETE PAVING (MIN. FALL 1:200)
- BRICK/BLOCK PAVING (MIN. FALL 1:50)
- BITUMEN PAVING (MIN. FALL 1:100)
- G — GRASSED AREA
- L — LANDSCAPED AREA
- EMBANKMENT/BATTER (MAX. FALL 1:2)
- + 99.99 — EXISTING SPOT LEVEL
- EXISTING CONTOUR
- LINED SPOON DRAIN
- UNLINED SPOON DRAIN
- 100 HIGH CONCRETE KERB
- 100 HIGH CONCRETE KERB & GUTTER
- ø150 P.V.C STORMWATER PIPE - U.N.O (MIN. FALL 1:100 - U.N.O)
- SEWER PIPE (MIN. FALL 1:50)
- GRATED SUMP - DOMESTIC (300SQ U.N.O)
- GRATED SUMP (G.S) 600 SQ - U.N.O
- DENOTES 'SPEL ECOCEPTOR' SILT SEPARATOR, MODEL E 80/102222
- 300 WIDE TRENCHED GRATE
- INSPECTION OPENING
- ø150 GRATED INLET
- DP — DOWNPIPE
- DETENTION TANK (3000L CAPACITY)
- RETAINING WALL
- 98.989 — DESIGN LEVEL
  - FFL — FINISHED FLOOR LEVEL
  - BL — BENCH LEVEL
  - C.L — COVER LEVEL
  - I.L — INVERT LEVEL
  - P. — PAVING LEVEL
  - T.K — TOP OF KERB
  - W.T — WATER TABLE
  - G.L — GROUND LEVEL

ISSUE	DATE	AMMENDMENT	APPROVED
P2	20.10.21	FOR PLANNING APPROVAL	MZ
P1	21.05.21	FOR PLANNING APPROVAL	MZ

MQZ CONSULTING ENGINEERS CIVIL & STRUCTURAL
52 Springbank Road, Panorama SA 5041
T : 08 8373 0966 E : admin@mqz.com.au W: www.mqz.com.au

PROJECT
PROPOSED MEDICAL CENTRE
AT: 104 MOUNT BARKER ROAD STIRLING
FOR: PROHEALTH CARE CLINIC

DRAWING TITLE
CIVIL PLAN & DETAILS

ENGINEER	M. ZANATTA	STATUS	FOR PLANNING APPROVAL
SCALES	1:200	PROJECT No.	210507
SURVEYED	BY OTHERS	SHEET SIZE	A1
		DRAWING No.	C1
		ISSUE	P2

MQZ CONSULTING ENGINEERS
civil & structural

Page CC5
Job No. 210507
Date OCT'21
Eng MZ

Project MT. BARKER

SUMMARY of CALCULATIONS

$Q_{100 site} = 73.32$ l/s

$Q_{5 site} = 28.49$ l/s

Q_{100} from upper carpark, upper landscape, roof = 54.1 l/s

Q orifice from tanks collecting roof = 3.27 l/s

Q orifice from u/g tank = 6 l/s

9.27 l/s

Allowable Q from site without detention = 28.49 − 9.27

= 19.22 l/s

POST DEVELOPMENT:

Impervious Area = 1638 m²

Pervious Area = 1123 m²

Upper Carpark Area = 765 m²
Roof Area = 457 m² → Total = 1222 m²

Upper landscape Area = 797 m²

2019 m²

Lower Carpark + Surrounding Pavg Area = 1638 − 1222 = 416 m²

Lower Pervious Area = 1123 − 797 = 326 m² → $A_i + A_p$ = 742 m² + 2019 = 2761 m².

Lower Carpark Area:

$Q_{100} = (416 \times 0.9 \times 137.24 + 326 \times 0.4 \times 137.24)/360$

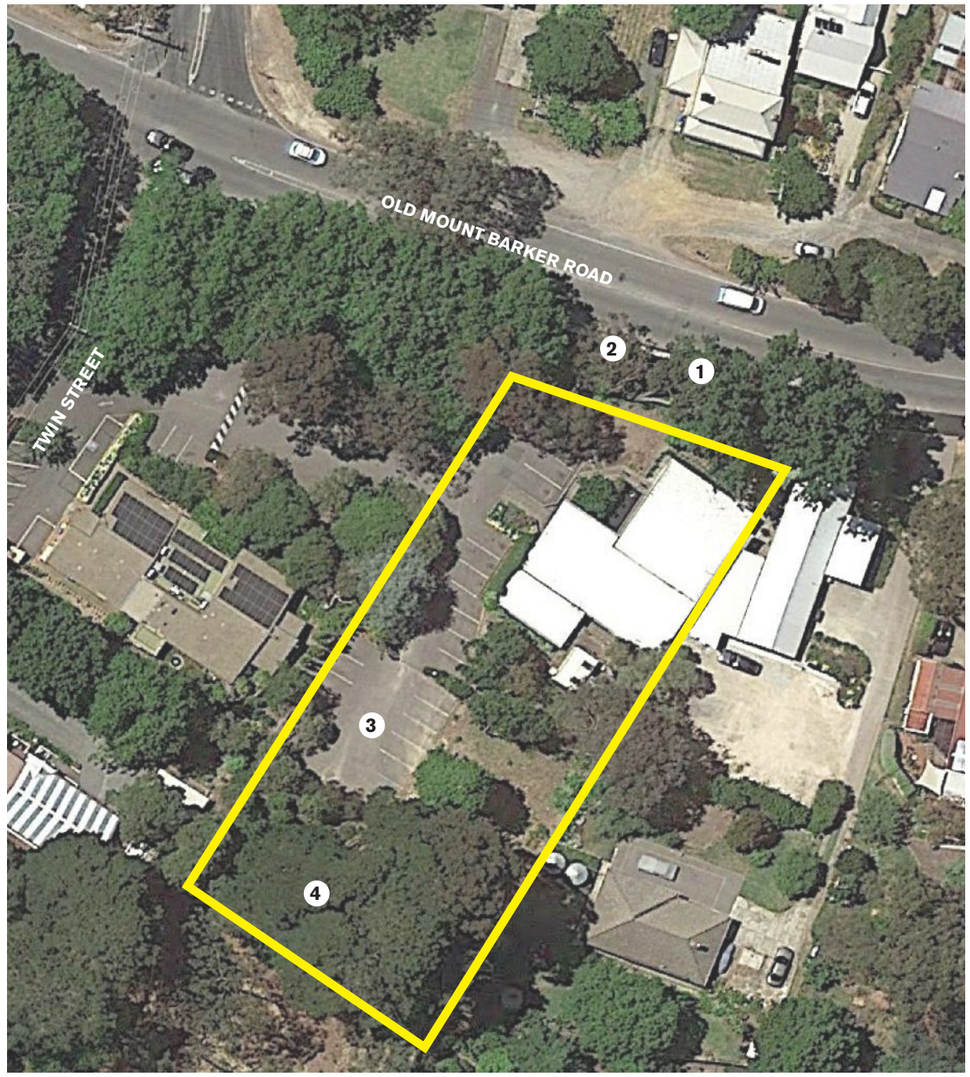
= 19.22 l/s = Qallowable from site ∴ Detention from this Area is not required - Discharge direct to road.

Pro Health Care
Stirling

PROJECT	STIRLING PRO HEALTH
REF NO.	21.023
CLIENT	PRO HEALTH CARE GROUP
ARCHITECT	ARCHITECTS INK
DATE	03.05.21
ISSUE	PLANNING APPLICATION

LANDSKÄP
Landscape Architecture &
Urban Design

Project Site



1	Footpath and street frontage
2	Pro Health Care signage and entrance
3	Existing carpark
4	Rear site character

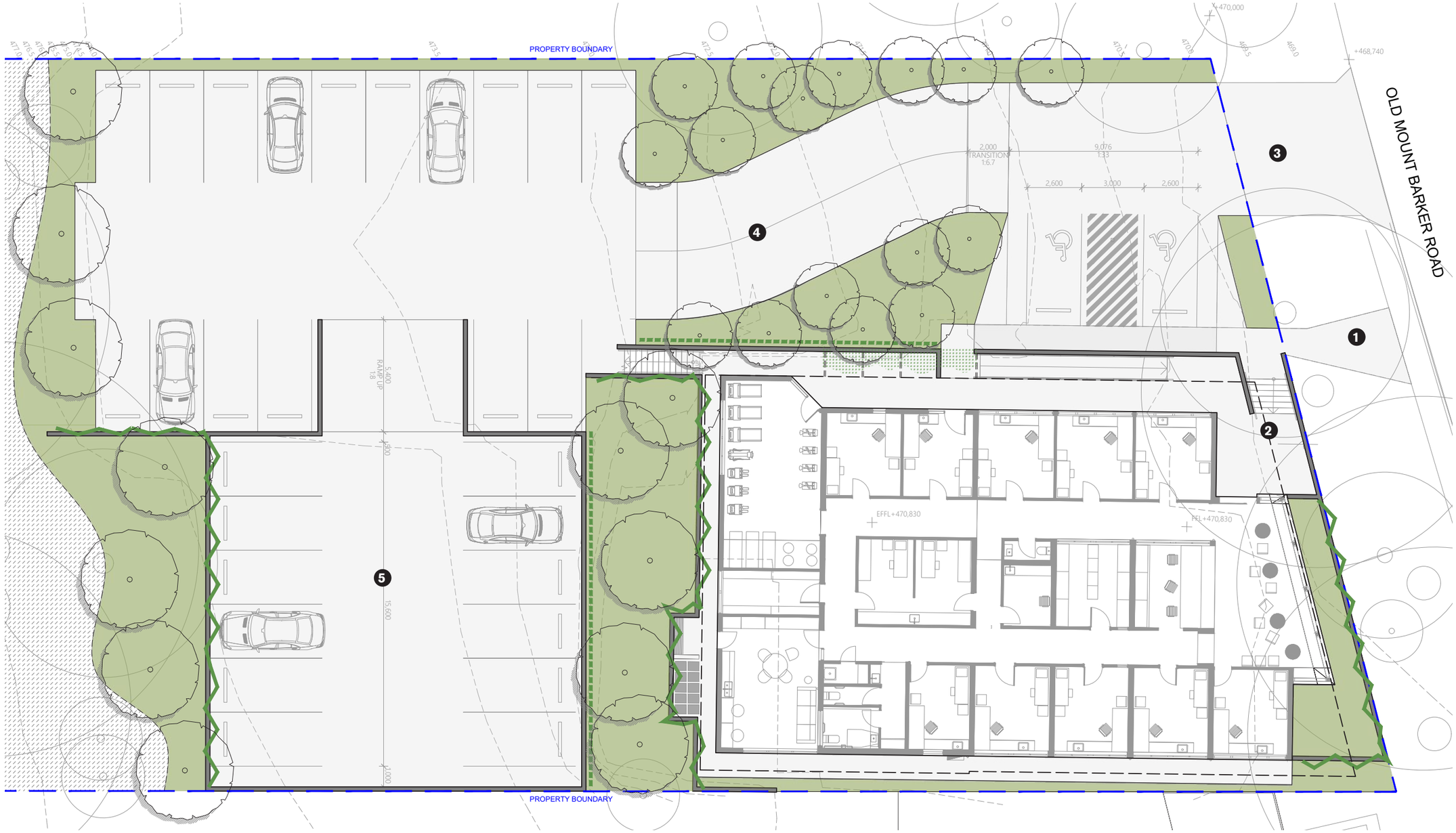








Site Plan



1 New footpath (Subject to discussions with council)

2 Main pedestrian entrance

3 Existing vehicle entrance

4 Main vehicle entrance

5 Additional raised parking

LEGEND

- PROPERTY BOUNDARY
- ROOF OVERHEAD — REFER TO ARCH
- EXISTING TREE
- NEW TREE — REFER TO TREE PLAN
- CONCRETE PAVING — REFER TO ARCH
- IRRIGATED GARDEN BED — GROUND COVERS + LOW LEVEL PLANTING
- EXISTING NON IRRIGATED GARDEN BI — MAINTAIN + PROTECT
- VINES OVERHEAD
- CLIMBING PLANTS
- TRAILING PLANTS
- NEW WALL — REFER TO ARCH

1:400 @ A3 0 5 10 20

PLANNING

LANDSKÄP

Tree Species





MAIN VEHICLE ENTRANCE

— *Betula pendula* ‘Moss White’



REAR BUILDING INTERFACE

— *Magnolia soulangeana*



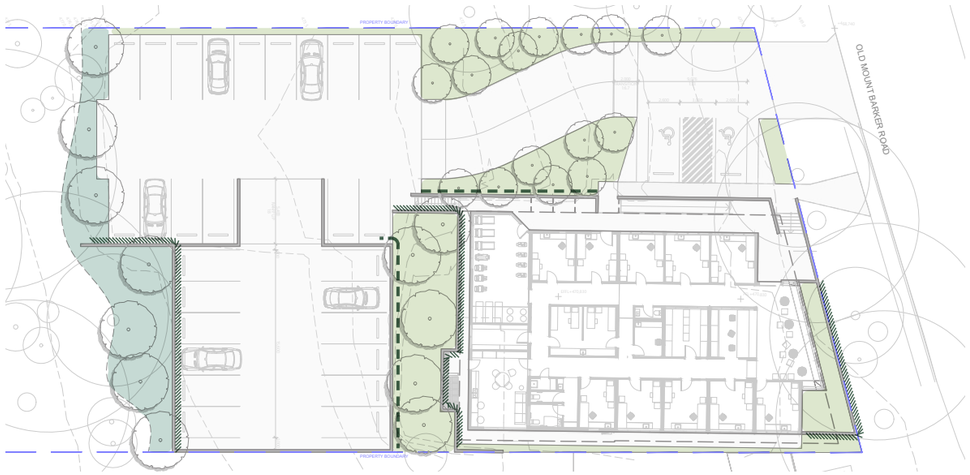
REAR CARPARK

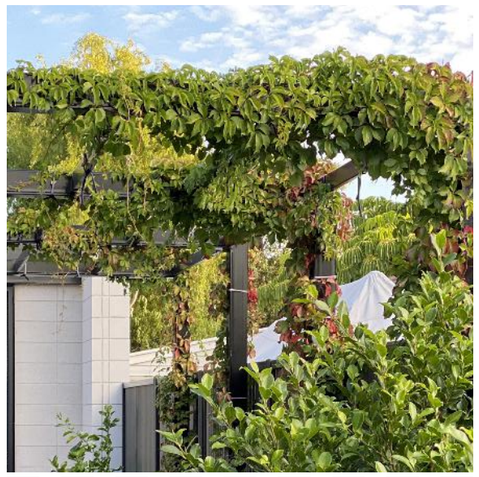
— *Eucalyptus leucoxylon* ‘Euky Dwarf’



— *Corymbia citriodora* ‘Scentuous’

Planting Species





CLIMBING

Walls

— *Parthenocissus tricuspidata*, Boston Ivy

Arbour

— *Parthenocissus quinquefolia*, Virginia Creeper



TRAILING

Walls

— *Rosmarinus prostratus*

— *Hedera helix*



GROUND COVERS + SHRUBS

— *Juniper ‘Blue Pacific’ / ‘Blue Chip’*

— *Raphiolepis ‘Oriental Pearl’ or ‘Snow Maiden’*

— *Trachelospermum ‘Flat Mat’*

— *Vibernum suspensum*

— *Hedera helix*

— *Escallonia nana ‘Pink Pixie’*

— *Pittosporum tobira ‘Miss Muffet’*

Natives

— *Westringia ‘Mundi’ or ‘Low Horizon’*

— *Grevillea ‘Gin Gin Gem’*

— *Goodenia ovata*

— *Lomandra ‘Shara’*

— *Poa ‘Kingsdale’*

Pro Health Care
15/0346
21 June 2021

Planning Statement

Pro Health Care Stirling Redevelopment.

104 Mount Barker Road, Stirling.

SHAPING GREAT COMMUNITIES

URPS

Pro Health Care

21 June 2021

Lead consultant	URPS Suite 12/154 Fullarton Road (cnr Alexandra Ave) Rose Park, SA 5067 (08) 8333 7999 urps.com.au
Prepared for	Pro Health Care
Consultant Project Manager	David Bills, Associate Director dbills@urps.com.au
URPS Ref	15ADL-0346

Document history and status

Revision	Date	Author	Reviewed	Details
V1	08/06/21	DB	DB	Draft for client review
V2	21/06/21	DB	TL	Final

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Executive Summary

Applicant and Owner:	Pro Health Care
Property Location:	104 Mount Barker Road, Stirling
Site Area:	2823m^2
Certificate of Title:	CT 5553/788
Council and Relevant Authority:	Adelaide Hills Council
Planning and Design Code Version:	2021.7 (3 June 2021)
Public Notification Required:	Yes
Zone and Subzone:	Rural Neighbourhood Zone Adelaide Hills Subzone
Current Land Uses:	Consulting rooms
Description of Development:	Alterations and additions to Consulting Rooms

1. Introduction

1.1 Introduction

ProHealthCare is a multidisciplinary care provider operating nine premises in Greater Adelaide, including its existing premises at 104 Mt Barker Road, Stirling.

The Stirling practice currently provides a range of services including medical, physiotherapy, podiatry, psychology, nutritional and remedial massage. ProHealthCare seeks to expand upon its existing premises by undertaking alterations and additions in order meet the demands of its local client base.

The subject land is located within the Open Space Zone.

In preparing this planning statement we have reviewed the following plans and documents which form part of the application and provided with this report:

- Certificate of Title
- Proposal Plans prepared by Architects Ink
- Civil Plan prepared by MQZ
- Landscape plan prepared by Landskap

Following our site and locality inspection, our review of the application documents and our assessment of the relevant provisions of the Planning and Design Code, we have formed the opinion that the proposal warrants Planning Consent.

2. Subject Land and Locality

2.1 Subject Land

The subject site is 104 Mt Barker Road, Stirling. It is a large site of some 2,800m2 with a frontage of approximately 37 metres and an average depth of 78 metres.

The site contains an existing consulting room building comprising 8 consulting rooms. The building is located in the north-eastern corner of the site directly adjacent the street frontage. The site features an ingress only access point to Mt Barker Road leading to a car park along the western boundary. An informal connection with the adjoining property (1 Twin Street) allows for vehicles to leave the site via Twin Street.

The site slopes up from the street frontage with a portion of the rear of the site not being put to any use. The car park and the rear of the building are each cut into the natural profile of the land. The rear of the site also features a number of mature trees and other vegetation.

A copy of the Certificate of Title is included with this application.

2.2 The Locality

The site sits within a mixed use locality and in particular directly between another consulting room (at 1 Twin Street) and an office (at 108 Mt Barker Road). There is residential development at the rear of the site with a range of detached dwellings on large allotments. The same kind of mix occurs on the opposite side of the road where residential development is adjacent a firewood sales yard, child care centre, café and shop.

3. Proposed Development

The proposed development involves alterations and additions to the existing consulting room building on the site.

The building alterations have been architecturally designed with a contemporary appearance.

The alterations and additions retain the current footprint and extend further toward the rear and west of the site. The existing car park will also be retained and expanded. Access will remain via the existing location and designed to facilitate simultaneous two way vehicle movements to and from Mount Barker Road.

The clinic will continue to provide a range of health of services with both general practitioners and allied health practitioners operating from the site.

The proposed works provide10 consulting rooms and is supported by a pathology collection room, treatment room and 'gym' that includes equipment used in the diagnosis and treatment by podiatrists and physiotherapists.

Based on the nature of ProHealthCare's operations, not all consulting rooms will be in use at any one time. This is because practitioners will often work from other clinics from the operator's network of clinics. Pro Health Care anticipates 7-8 consultants (including the pathology collection clinic) will operate at any one time.

The application also proposes the removal of one regulated tree (labelled as Tree 18 on the attached Tree Identification Plan). The tree is a spotted gum (Eucalyptus maculate) and has a trunk circumference of 2.4 metres at 1 metre above ground level. The proposal requires the removal of some other trees, however, these are either not regulated (as a result of their size or species), or are exempt from requiring approval pursuant to Schedule 4, clause 18 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

The applicant proposes to plant a number of trees of varying species to offset the removal existing vegetation. Details of the landscaping approach are included in the landscape plan provided with the application.

4. Procedural Matters

4.1 Relevant Planning Authority

The Adelaide Hills Council is the relevant planning authority, with the Planning and Design Code (version 2021.7 dated 3 June 2021) the relevant planning instrument.

4.2 Public Notification

The subject site sits in the Rural Neighbourhood Zone and the Adelaide Hills Subzone under the Planning & Design Code (the Code) – version 2021.7 and dated 3 June 2021.

No assessment pathway has been identified for this development. Development not classified as accepted, deemed-to-satisfy, restricted or impact assessed will be performance assessed on its merits against the Code.

Table 5 in the Zone identifies classes of performance assessed development that are excluded from notification.

Any development involving consulting rooms are listed in this Table, but excluded where the development does not satisfy any of DPF 1.2 and 2.1. The proposed building meets the building height requirement in 2.1 but has a floor area that exceeds the value in 1.2.

The proposed development is therefore not subject to any exemption and requires public notification including a notice placed onsite.

4.3 Planning Zones and Overlays

The following Zones and Overlays apply to the site:

4.3.1 Zones

- Rural Neighbourhood Zone

4.3.2 Subzone

- Adelaide Hills

4.3.3 Overlays

- Hazards (Bushfire – Medium Risk)
- Mount Lofty Ranges Water Supply Catchment (Area 2)
- Native Vegetation
- Prescribed Water Resources Area
- Regulated and Significant Tree
- Traffic Generating Development
- Urban Transport Routes

5. Planning Assessment

5.1 Overview

The relevant provisions of the Planning and Design Code as they relate to the proposed development are discussed in this section. Our assessment of the proposal on the following key issues:

- Zone, Land Use and Intensity
- Built Form and Character
- Interface Between Land Uses
- Access and Car Parking
- Stormwater Management
- Consistency with applicable Overlays

5.2 Zone, Land Use and Intensity

The site is located within the Rural Neighbourhood Zone.

Predominantly residential development with complementary ancillary non-residential uses compatible with a spacious and peaceful lifestyle for individual households is envisaged within the Zone and consulting rooms are specifically envisaged use in the Zone.

DPF 1.2 contemplates consulting rooms where they are located on the same allotment and in conjunction with a dwelling where it does not exceed 50m2 gross leasable floor area and does not involve the display of goods in a window or about the dwelling or its curtilage.

It is noted that the DTS/DPF is not the only way that the related Performance Outcome.

The proposed development does not involve any change in the use of the land. The site has existing use rights as a consulting room with the most recent approval on the site involving "alterations and additions to existing medical centre..." in 2011.

This provision is, in my view, directed at new non-residential activities along Mount Barker Road and is not applicable in this case given the site contains an existing medical centre.

Given the nature of the proposal, being additions and alterations to an existing medical centre, I contend that there is no change to the use of the land. While the proposed development involves additional consulting rooms and capacity for a greater number of practitioners, this does not amount to a change in the use of the land.

The existing development exceeds the DTS provision and the site sits within a mixed use locality. In particular it is directly between another consulting room (at 1 Twin Street) and an office (at 108 Mt Barker Road). The same kind of mix occurs on the opposite side of the road where residential development lies adjacent a firewood sales yard, child care centre, café and an art and design gallery.

Within this context it is my opinion that the proposed development is entirely consistent with performance Outcome 1.2 which seeks commercial activities that improve community access to services are of a scale and type to maintain residential amenity.

5.3 Built Form and Character

The proposed works have been architecturally designed to deliver a functional building that sits within a visually mixed streetscape. The streetscape in this locality does not have a consistent building theme or alignment, instead having buildings that reflect more closely to their site circumstances. For instance, the dental clinic to the west of the site is setback behind a car park and wooded frontage where the subject site has a building located closer to the street frontage and a car park that runs along the side of the site rather than the front.

The proposed development sits within a non-residential streetscape with a consulting room and office located on either side at the street frontage. A dwelling is located to the rear of the office on the adjoining site, but this is setback such that it is behind the rear building line of the proposed clinic. On the opposite side of the street, buildings front an informal service road and are substantially set-back from Mount Barker Road. On this basis, the proposed development will not prejudice residential amenity by way of its bulk, appearance or scale insofar as it relates to the design and siting of the proposed works.

The proposed development is of single storey and has wall heights well below 7 metres in height to meet DPF 2.1.

Buildings are set back from primary street boundaries consistent with the existing streetscape. The building matches the setback of the adjoining building to the east.

The building is designed with a low profile room that is provided with a high level of visual interest through its form compared with a traditional hip or gable roof.

The alterations are proposed with a range of materials and finishes on its external walls that are durable and selected to complement its setting.

5.4 Interface Between Land Uses

5.4.1 Hours of Operation

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

a) the nature of the development

b) measures to mitigate off-site impacts

c) the extent to which the development is desired in the zone

d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.

In this context it is important to note that the proposed additions and alterations are to an existing medical centre and that the application proposes no change to the existing use and/or operating conditions.

The operating hours are generally limited to daylight hours (8.00am – 6.00pm) Monday to Friday and on Saturday mornings between 8.00am and 12.00pm and are not proposed to change through this application

The development includes measures that mitigate adverse impacts without unreasonably compromising the intended use of that land including the prevention of light overspill and acoustic performance of the building,

It is considered that the proposed development will not prejudice the residential amenity of the locality as:

- the site is already used as a consulting room and sits within a mixed use locality and therefore 'residential amenity' would not ordinarily be the same as to those located in a typical residential/country living type locality
- the building will not have any openings on its eastern side and therefore the nearest dwelling (located to the east at the rear of the office building) will be shielded from any additional potential noise/activity
- the building is set-down considerably lower than the nearest dwelling such that it will not have any bulk or material visual impact, or the potential to obscure any views
- the development provides an appropriate number of on-site car parks to service the development
- there will be no impact on privacy or daylight conditions at any adjoining site.

5.4.2 *Overshadowing*

DPF 3.1 contemplates 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. This is satisfied by the development.

DPF 3.2 contemplates 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.

This is satisfied by the development.

5.4.3 *Light Spill*

External lighting is to be positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).

The lighting proposed for the additions and alterations will be designed to comply with the requirements of AS 4282.

5.4.4 *Solar Reflectivity/Glare*

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.

In particular the proposed finishes and colours will ensure that the development is consistent with Performance Outcome 7.1

5.5 Access and Car Parking

The Code contemplates the following.

PO 3.1

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

PO 3.3

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

PO 3.4

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

PO 3.6

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).

The new parking area will be an extension of the existing car park and will be accessed via the existing access point and driveway. The proposal has been designed to comply with the requirements of Australian/New Zealand Standard, Parking Facilities Part 1: Off-street car parking (AS/NZS 2890.1:2004) and Australian/New Zealand Standard, Parking Facilities Part 6: Off-street parking for people with disabilities (AS/NZS 2890.6:2009)

This development application proposes the widening of the access point to facilitate simultaneous two way vehicle movement to and from the site.

The subject land is informally connected with the adjoining dental clinic site by a driveway. This driveway provides the only 'egress' movements from the site. Vehicles can enter and exit the dental clinic site by Twin Street. It is proposed to remove this connection to provide sufficient car parking on the subject site. This will allow vehicles to enter and exit the subject land in a forward direction and will not impact on the movement of traffic to and from the adjoining dental clinic site (which occurs through Twin Street).

The proposal involves the alteration to an existing access point and therefore there are no new/proposed access points. The current access point is 5.5 metres wide which is currently sufficient to accommodate two way vehicle movement. It is proposed to widen this access point to 6.4 metres.

Deliveries and servicing will continue to be undertaken as per existing arrangements (i.e. couriers and small delivery vans).

PO 5.1

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

a) **availability of on-street car parking**

b) **shared use of other parking areas**

c) **in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared**

d) **the adaptive reuse of a State or Local Heritage Place.**

As part of the proposal, a total of 30 car parking spaces are to be provided. This includes the provision of two spaces reserved exclusively for use by people with disabilities.

The Code contemplates 4 spaces per consulting room.

As the number of practitioners that will be operating at any one time will be 7-8 it is appropriate to consider how this will affect car parking demand. Given only 7-8 practitioners are operating at any one time, then the demand for parking spaces is 28-32 spaces (at 4 spaces per practitioner).

Notably, prior to the introduction of the Planning and Design Code, the Adelaide Hills Council previously only required 3 spaces rather than 4 per consulting room.

On this basis, the proposed development has sufficient car parking to accommodate the anticipated need in accordance with the Code.

It is also noted that the clinic is on a highly frequented bus route with a bus stop located directly opposite the subject land and within 100 metres on the same side of Mount Barker Road.

PO 6.1

Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.

Parking associated with the additions and alterations is connected to the existing car park to facilitate movement that avoids the use of public roads.

In summary the proposal is provided with:

More than sufficient off-street car parking spaces

- Access points that minimise the overall number of crossovers and provide safe and convenient access in affordance with the relevant Australian Standards
- Anticipated traffic volumes would also be within the capacity of a two-way local road and is not anticipated to have any major impact on the function or classification of the road.

The proposal is considered to satisfy the relevant Transport, Access and Parking provisions of the Planning and Design Code.

5.6 Stormwater Management

The stormwater management plan for the site is shown on the plans and details prepared by MQZ Consulting Engineers and provided with this report.

In summary, the stormwater management plan for the development prepared by MQZ notes all drainage systems have been designed in accordance with the council's recommendations and guidelines, installation of all drainage systems shall be in accordance with the council's recommendations and specifications.

5.7 Overlays

Additional to the Zones and General Development policies that apply to the subject land, a number of Overlays also apply. Discussion of the impact of these Overlays is as follows:

5.7.1 Mount Lofty Ranges Water Supply Catchment (Area 2)

The development is connected to sewerage infrastructure.

5.7.2 Native Vegetation

A declaration is provided with this application.

5.7.3 Regulated and Significant Tree

In addition, as a result of the proposed works at the rear of the site, some trees are proposed to be removed. There are 5 trees have a diameter of greater than 2 metres when measured from 1 metre above ground level, however, these 3 trees are Cupresses macrocarpa (Monterey cypress) which are a species that expressly excluded from being regulated trees. The remaining trees include a silver gum (Eucalyptus crenulata – Tree 32) and a spotted gum (Eucalyptus maculate – Tree 18).

The Eucalyptus crenulata (silver gum) is located within 20 metres of an existing dwelling and is located within a medium risk bushfire protection area its removal does not constitute development.

The Eucalyptus maculata (spotted gum) is located approximately 22 metres from the dwelling and therefore approval is required for its removal.

The following provisions are relevant with respect to the tree removal and proposed landscaping:

The removal of one regulated tree is considered appropriate on the basis that the development is reasonable and expected. The nature of the development involves the redevelopment of an existing use such that it can continue to service the local community. Such facilities are expressly envisaged within the subject Zone. The development has been designed to retain significant vegetation where possible and includes the further planting of trees throughout the development to offset the loss of one regulated tree.

The proposed landscaping has been designed to complement the proposed building and site and to provide shade within the car park. The majority of existing landscaping is retained – particularly at the front of the site where it is most visible from the streetscape. While some landscaping is proposed to be removed from the rear of the site, this is proposed in order to provide a suitable building site.

5.7.4 Traffic Generating Development

Access to the site is from a State Maintained Road via an existing access point. No alternative access is possible.

5.7.5 Urban Transport Routes

Access to the site is via an existing access point.

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

The access is not is not located on a Controlled Access Road and development constitutes a consulting room with a <500m² gross leasable floor area and therefore meets DPF 3.1.

6. Summary and Conclusion

The proposed development involves the expansion of an existing consulting room. The site is located within the Rural Neighbourhood Zone where such activities are acceptable where they are appropriately managed so as to protect the amenity of residential development within the locality.

The locality is characterised by a range of land uses with nearby land also being used as an office and consulting rooms. The increase in the number of consulting rooms on the site will not further detriment the amenity of the locality as a result of the design and siting of the building on the land and due to the current context of residential development in proximity to the subject land.

The context of the site has called for an innovative design response. The building will sit comfortably within the streetscape where it is compatible and complementary with the adjoining office building and of a similar street fronting scale to the local heritage listed two storey detached dwelling on the opposite side of the road.

The proposal provides sufficient car parking for staff and visitors and will utilise an existing access point that is reconfigured to provide two-way vehicle movements. Additionally, the proposal incorporates additional landscaping and on-site stormwater detention.

The proposed development complies with the most relevant Planning and Design Code provisions and warrants Planning Consent.

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URPS



EXISTING TREE LIST

KEY	BOTANICAL NAME	COMMON NAME
1	EUCALYPTUS SP	GUM
2	EUCALYPTUS SP	GUM
3	MELALEUCA ARMILLARIS	BRACELET HONEY MYRTLE
4	CALLITRIS GRACILIS	SOUTHERN CYPRESS PINE
5	CALLITRIS GRACILIS	SOUTHERN CYPRESS PINE
6	ACACIA MELANOXYLON	BLACKWOOD
7	ACACIA MELANOXYLON	BLACKWOOD
8	ACACIA MELANOXYLON	BLACKWOOD
9	ACACIA MELANOXYLON	BLACKWOOD
10	PINUS SP	PINE
11	PINUS SP	PINE
12	ARBUTUS UNEDO	STRAWBERRY TREE
13	EUCALYPTUS SP	GUM
14	CUPRESSUS MACROCARPA	MONTEREY CYPRESS
15	ARBUTUS UNEDO	STRAWBERRY TREE
16	ACACIA MELANOXYLON	BLACKWOOD
17	EUCALYPTUS SP	GUM
18	EUCALYPTUS MACULATA	SPOTTED GUM
19	NO LONGER EXISTING	NO LONGER EXISTING
20	ARBUTUS UNEDO	STRAWBERRY TREE
21	ARBUTUS UNEDO	STRAWBERRY TREE
22	CUPRESSUS MACROCARPA	MONTEREY CYPRESS
23	CUPRESSUS MACROCARPA	MONTEREY CYPRESS
24	PINUS SP	PINE
25	QUERCUS PALUSTRIS	PIN OAK
26	CUPRESSUS MACROCARPA	MONTEREY CYPRESS
27	CUPRESSUS MACROCARPA	MONTEREY CYPRESS
28		
29	FRAXINUS SP	ASH
30	CALLISTEMON SP	BOTTLEBRUSH
31	FRAXINUS SP	ASH
32	EUCALYPTUS CRENULATA	SILVER GUM

TREE IDENTIFICATION PLAN

SCALE 1:200

WORK IN PROGRESS

Verify all dimensions and levels on site before the commencement of work. Report any discrepancies to the Architect immediately before proceeding. Read the drawings in conjunction with the Specification material. Do not scale off drawings.

PROJECT: PRO HEALTH CARE CLINIC
104 MT BARKER ROAD
STIRLING, SA 5152

Project North

BRUCE OSWALD LANDSCAPE ARCHITECT
19 MINNOW DRIVE, GLENALTA, SA 5202
bruce_oswald@bigpond.com
IN ASSOCIATION WITH
ARCHITECTS INK
LEVEL 1, 77 KING WILLIAM STREET
KENT TOWN, SA 5067
adelaide@architectsink.com.au

SCALE	1:200
DATE	5 DEC 2016
JOB REFERENCE NUMBER	2016-21
ORIGINAL SIZE	A1
DRAWN	WBO
DRAWING NUMBER	WD2001
REVISION	-

DEMOLITION LEGEND

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- DOORS TO BE DEMOLISHED
- TR — DENOTES EXISTING TREE TO BE REMOVED

BOUNDARY 73.83

BOUNDARY 82.73

BOUNDARY 36.45

EXISTING FOOTPATH

PATHOLOGY EX.18
WC EX.11
ENTRY EX.10
NURSE EX.16
FILES EX.15
WAITING EX.09
RECEPTION EX.14
CONSULT EX.07
TREATMENT EX.06
CONSULT EX.05
CORRIDOR EX.08
ACC WC EX.13
MEDICAL STORE EX.12
CONSULT EX.01
CONSULT EX.02
CONSULT EX.03
CONSULT EX.04

TR

EXISTING & DEMOLITION PLAN

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 1 2 5 10M

Revision
A - Preliminary

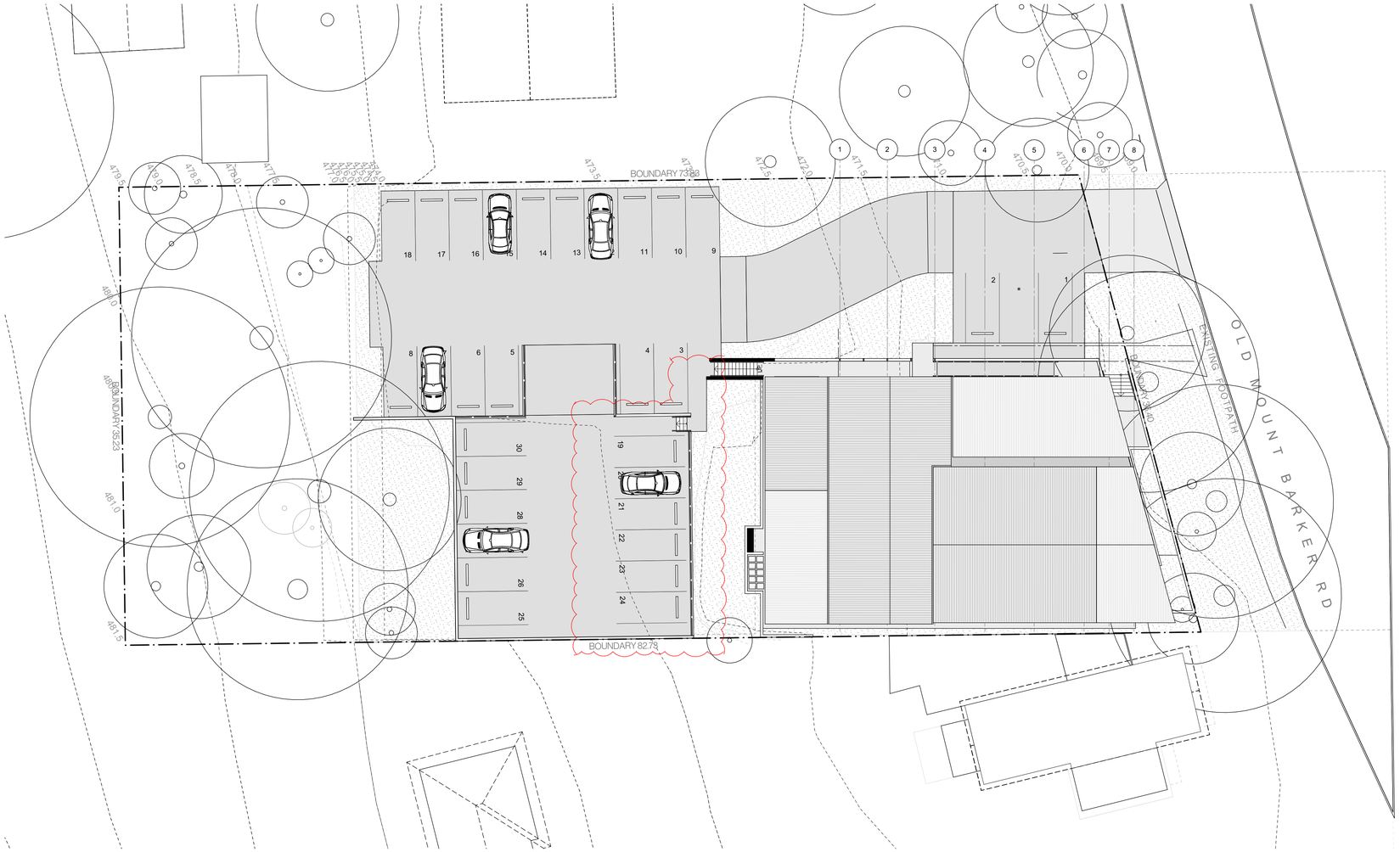
Date
1/09/2021

Scale
1:100 @ A1

Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

Drawing
15-1156 SK01
Existing & Demolition Plan
Planning DA



1 SITE PLAN 1:200

SITE PLAN

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 2 5 10 20M

Revision
A - Preliminary

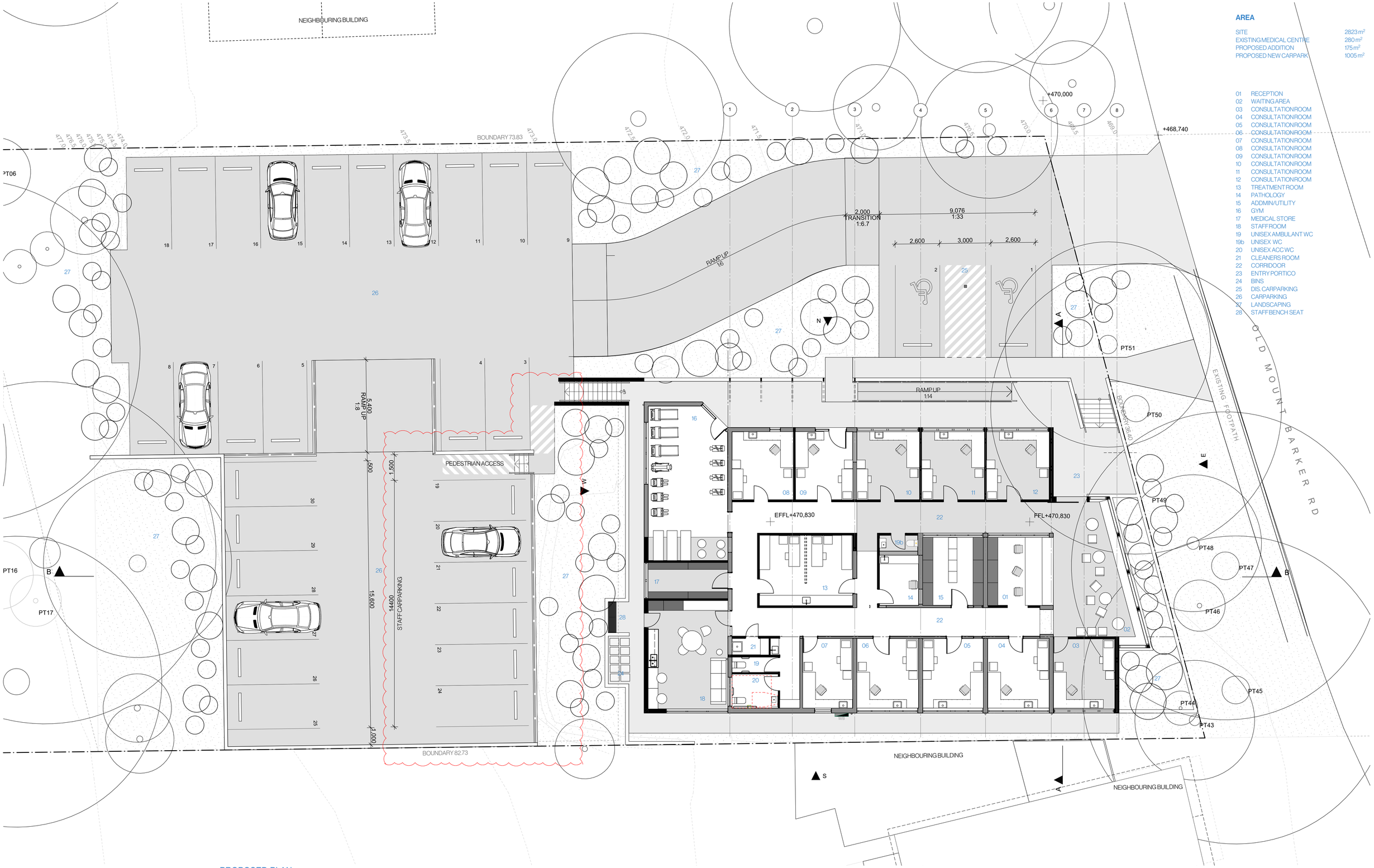
Date
1/09/2021

Scale
1:200 @ A1

Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

Drawing
15-1156 SK02
Site Plan
Planning DA



PROPOSED PLAN

AREA

SITE	2823 m²
EXISTING MEDICAL CENTRE	280 m²
PROPOSED ADDITION	175 m²
PROPOSED NEW CARPARK	1005 m²

01	RECEPTION
02	WAITING AREA
03	CONSULTATIONROOM
04	CONSULTATIONROOM
05	CONSULTATIONROOM
06	CONSULTATIONROOM
07	CONSULTATIONROOM
08	CONSULTATIONROOM
09	CONSULTATIONROOM
10	CONSULTATIONROOM
11	CONSULTATIONROOM
12	CONSULTATIONROOM
13	TREATMENT ROOM
14	PATHOLOGY
15	ADDMIN/UTILITY
16	GYM
17	MEDICAL STORE
18	STAFF ROOM
19	UNISEX AMBULANT WC
19b	UNISEX WC
20	UNISEX ACC WC
21	CLEANERS ROOM
22	CORRIDOOR
23	ENTRY PORTICO
24	BINS
25	DIS. CARPARKING
26	CARPARKING
27	LANDSCAPING
28	STAFF BENCH SEAT

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 1 2 5 10M

Revision
A - Preliminary

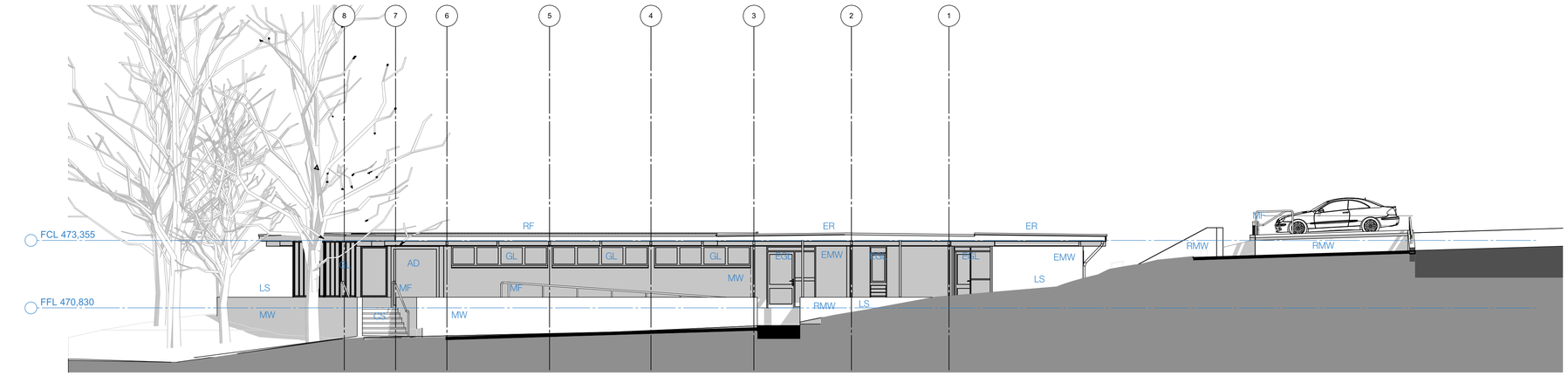
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1/09/2021

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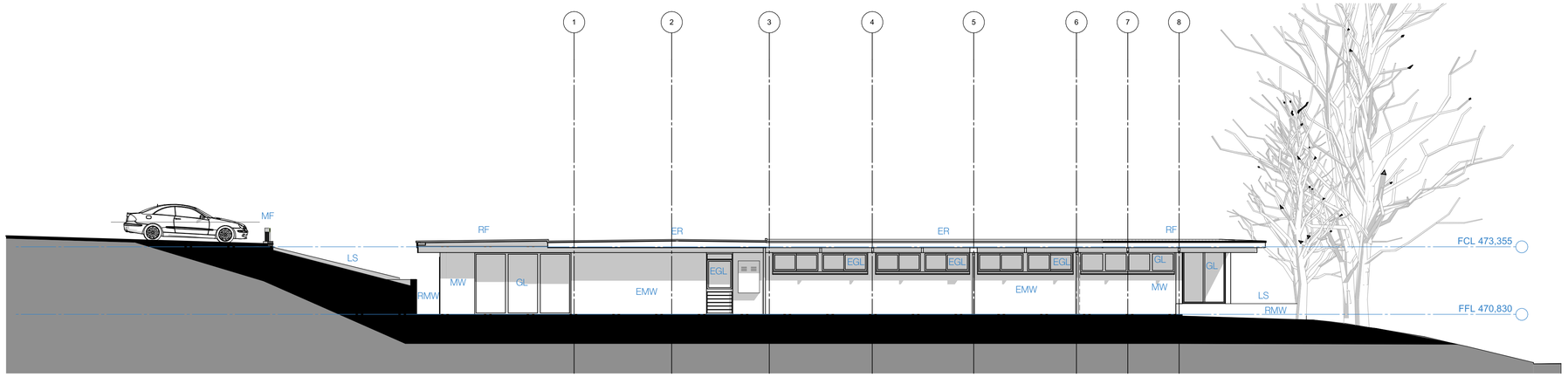
Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

Drawing
15-1156 SK03
Proposed Plan
Planning DA



1 NORTH-WEST ELEVATION 1:100



2 SOUTH-EAST ELEVATION 1:100

LEGEND

EMW	EXISTING MASONRY WALL, PAINTED
ER	EXISTING ROOF, COLORBOND METAL SHEET
EGL	EXISTING GLAZING, TIMBER WINDOW AND DOOR FRAMES
ES	EXISTING FENCE
MW	MASONRY WALL, WITH WHITE PAINT FINISH
RMW	RETAINING MASONRY WALL, WITH WHITE PAINT FINISH
MF	METAL BARRIERS &/OR RAILINGS
CS	CONCRETE STAIRS
RF	NEW ROOF, COLORBOND METAL SHEET 'TME'
GL	GLAZING, WHITE TIMBER WINDOW AND DOOR FRAMES
AD	AUTOMATED GLASS TIMBER ENTRY DOOR, WHITE
LS	NEW LANDSCAPING

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 1 2 5 10M

Revision
A - Preliminary

Date
1/09/2021

Scale
1:100 @ A1

Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

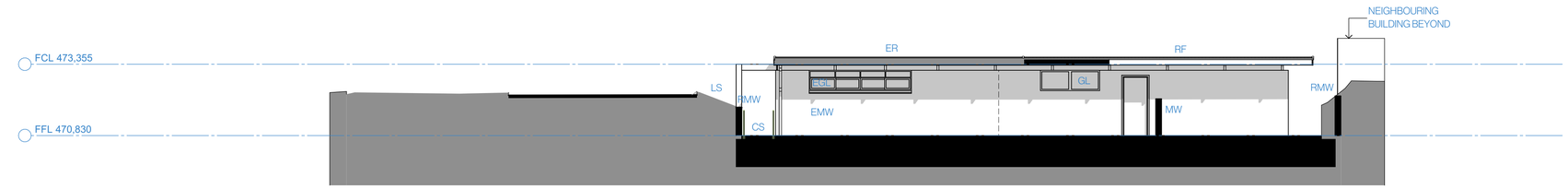
Drawing
15-1156 SK04
Elevations
Planning DA

LEGEND

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ER	EXISTING ROOF, COLORBOND METAL SHEET
EGL	EXISTING GLAZING, TIMBER WINDOW AND DOOR FRAMES
ES	EXISTING FENCE
MW	MASONRY WALL, WITH WHITE PAINT FINISH
RMW	RETAINING MASONRY WALL, WITH WHITE PAINT FINISH
MF	METAL BARRIERS &/OR RAILINGS
CS	CONCRETE STAIRS
RF	NEW ROOF, COLORBOND METAL SHEET 'TME'
GL	GLAZING, WHITE TIMBER WINDOW AND DOOR FRAMES
AD	AUTOMATED GLASSTIMBER ENTRY DOOR, WHITE
LS	NEW LANDSCAPING



1 NORTH-EAST ELEVATION 1:100



2 SOUTH-WEST ELEVATION 1:100

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 1 2 5 10M

Revision
A - Preliminary

Date
1/09/2021

Scale
1:100 @ A1

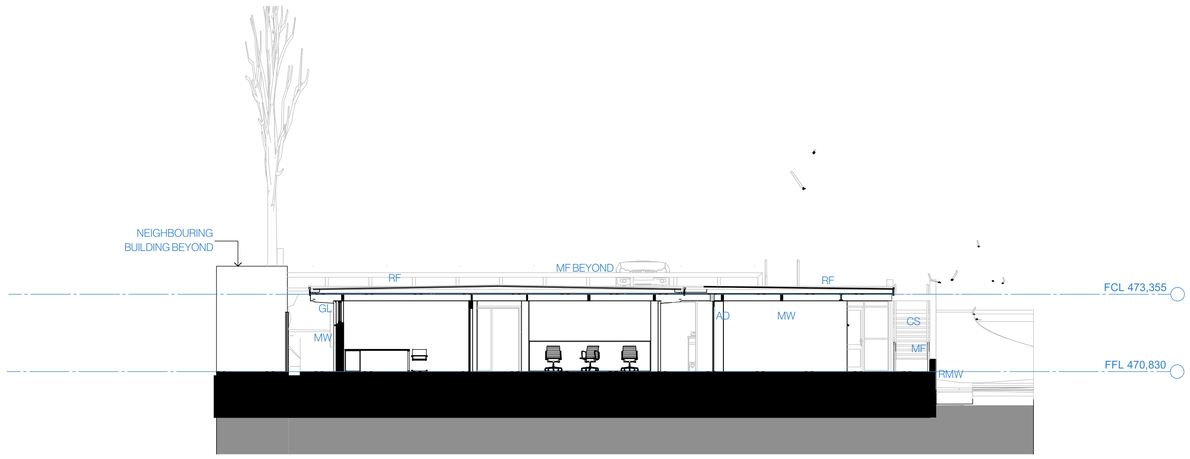
Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

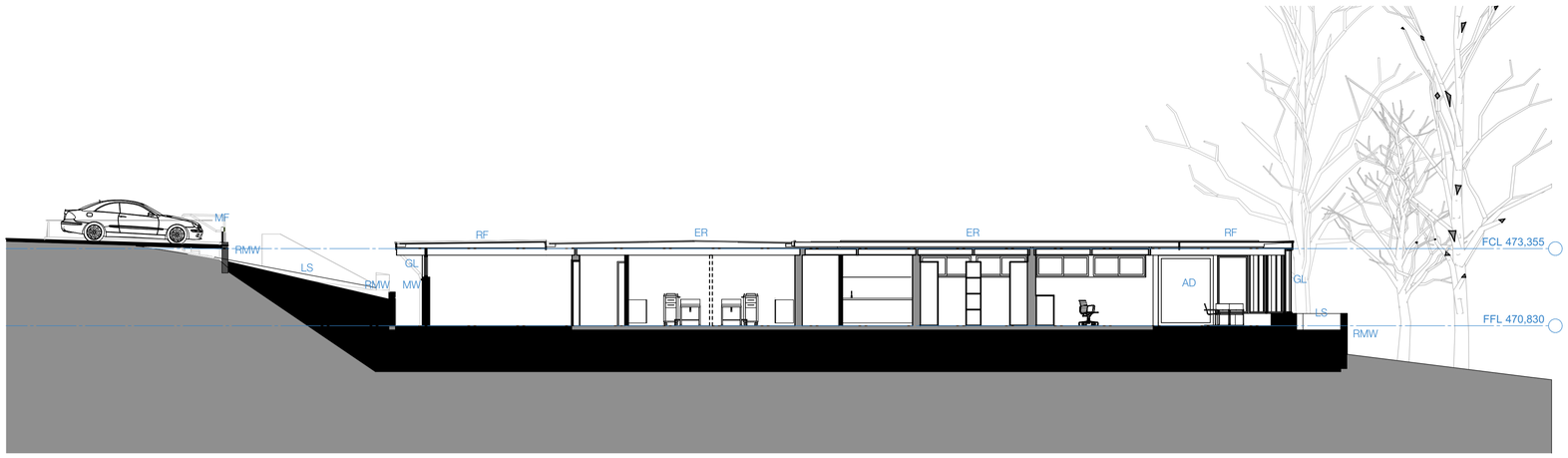
Drawing
15-1156 SK05
Elevations
Planning DA

LEGEND

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ER	EXISTING ROOF, COLORBOND METAL SHEET
EGL	EXISTING GLAZING, TIMBER WINDOW AND DOOR FRAMES
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GL	GLAZING, WHITE TIMBER WINDOW AND DOOR FRAMES
AD	AUTOMATED GLASSTIMBER ENTRY DOOR, WHITE
LS	NEW LANDSCAPING



1 SECTION A-A 1:100



2 SECTION B-B 1:100

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 1 2 5 10M

Revision	Date	Scale	Client	Project Name	Drawing
A - Preliminary	1/09/2021	1:100 @ A1	Pro Health Care Group 380 Grange Rd Kidman Park SA 5025	Pro Health Care Clinic 104 Mount Barker Rd Stirling SA 5152	15-1156 SK06 Sections Planning DA

MQZ CONSULTING ENGINEERS
CIVIL & STRUCTURAL

52 Springbank Road, Panorama SA 5041
T: 08 8373 0966
E: admin@mqz.com.au
W: www.mqz.com.au

DATE: 21 MAY 2021 **CD01**

CIVIL REPORT & DETAILS

PROJECT NO:	210507
CLIENT:	ARCHITECTS INK
OWNER:	PRO HEALTH CARE GROUP
SITE:	104 MOUNT BARKER ROAD, STIRLING
PROJECT:	PROPOSED MEDICAL CLINIC

This is a **Civil Design Report** giving specific recommendations for the above mentioned project. This report must be read in conjunction with all the listed attachments and any relevant Australian Standards mentioned in this report or on any attachment provided. This report is based on the current standards and regulations and will require reviewing as the standards and regulations are updated.

ATTACHMENTS: A1 Drawings C1/P1, C2/P1, CC1-CC4.

SITE INSPECTIONS:

1. As required by the Engineer or as requested by the client/contractor.

NOTES:

1. Plans and details provided within this report are for planning approval only, further review of the documentation may be required prior to building approval and/or construction.

2. All proposed fill on site is to be placed and compacted in layers in accordance with AS1289.5.1.1 to provide 98% standard compaction. The loose thickness of each layer before compaction should not exceed 200mm, provide compaction tests for the new fill in accordance with AS1289.5.1.1/AS1289.5.1.2. The frequency of the tests shall be in accordance with AS3798-1996. Test results shall be forwarded to the Engineer for approval prior to the commencement of any works.

3. Any retaining walls and or plinths less than 600mm in height required on the boundary are to the discretion of the builder/owner/client. This office does not take any responsibility for the construction of any such retaining walls.

4. The location and extents of retaining walls are indicative only and the client/builder is to ensure that adjoining structures will not be compromised by the construction or compromise the construction of the proposed retaining walls.

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CIVIL & STRUCTURAL

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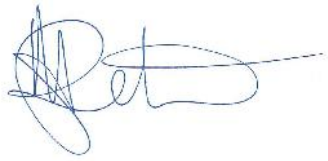
DATE: 21 MAY 2021 **CD01**

CIVIL REPORT & DETAILS

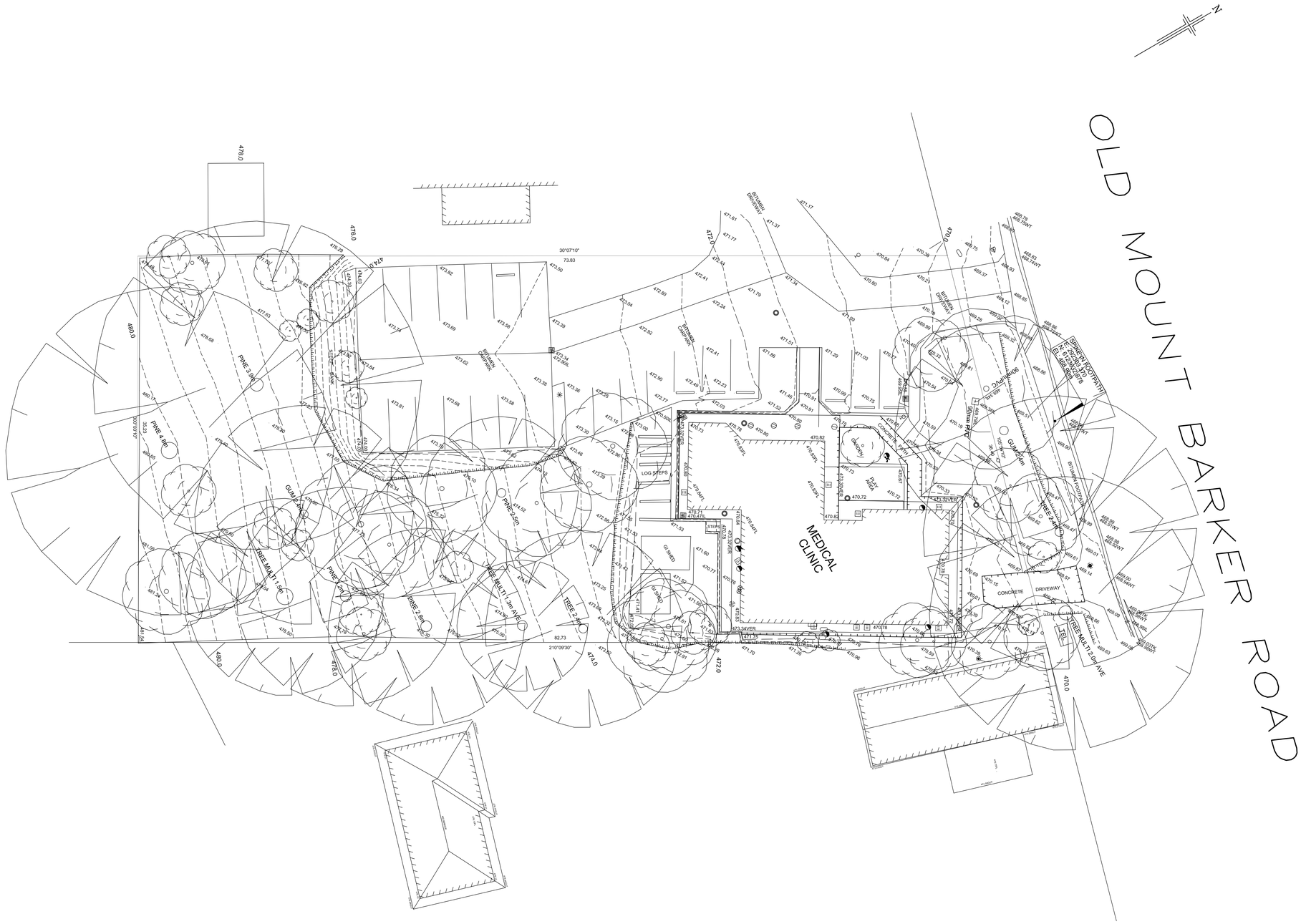
NOTES: (CONTINUED)

5. All proprietary items denoted on the listed attachments or plans are to be installed in accordance with the manufacturer's specifications.

6. All drainage systems have been designed in accordance with the council's recommendations and guidelines, installation of all drainage systems shall be in accordance with the council's recommendations and specifications.



Marco Zanatta
BE (Hons) MIEAust CPEng
per
MQZ Consulting Engineers



GENERAL NOTES:

G1. ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND GENERAL CONDITIONS OF THE CONTRACT, THE ASSOCIATED ARCHITECTURAL DRAWINGS, THE ENGINEER'S SOIL AND FOOTING CONSTRUCTION REPORT AND ANY OTHER DRAWINGS RELATING TO THIS PROJECT.

G2. ALL DIMENSIONS, LEVELS & SETTING OUT SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND CHECKED ON SITE PRIOR TO COMMENCING FABRICATION AND, OR, CONSTRUCTION. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES.

G3. THE ENGINEER'S DRAWINGS MUST NOT BE SCALED.

G4. ALL DIMENSIONS IN MM UNLESS OTHERWISE SPECIFIED.

G5. ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.

G6. FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER PIPES ARE REQUIRED FOR THIS SITE. REFER TO ATTACHMENT SD5.

ISSUE	DATE	AMMENDMENT	APPROVED
P1	21.05.21	FOR PLANNING APPROVAL	MZ

MQZ CONSULTING ENGINEERS
CIVIL & STRUCTURAL
52 Springbank Road, Panorama SA 5041
T : 08 8373 0966 E : admin@mqz.com.au W: www.mqz.com.au

PROJECT

PROPOSED MEDICAL CENTRE
AT: 104 MOUNT BARKER ROAD
STIRLING
FOR: PROHEALTH CARE CLINIC

DRAWING TITLE

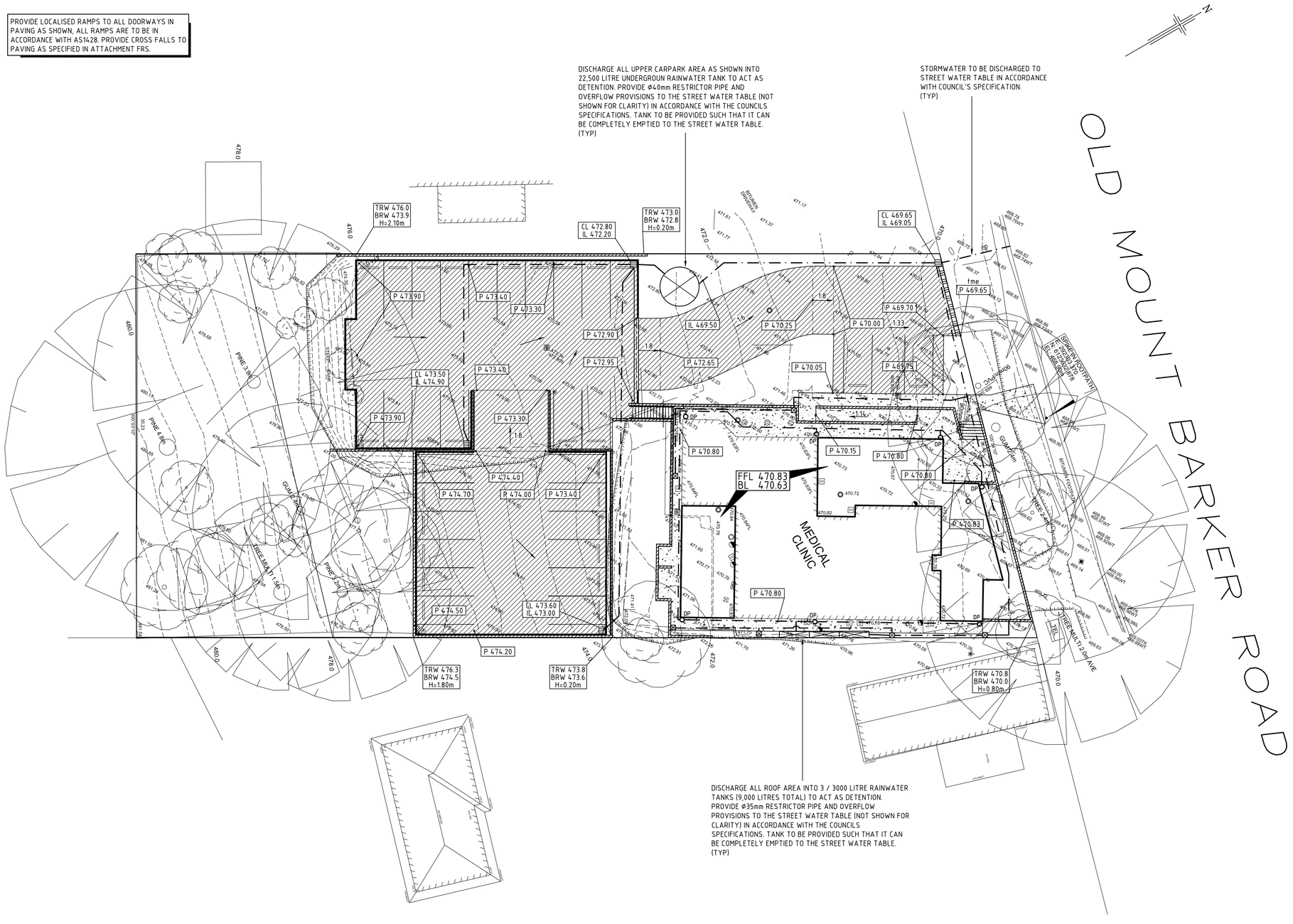
LEVEL SURVEY

ENGINEER	M. ZANATTA	STATUS	FOR PLANNING APPROVAL
SCALES	1:200	PROJECT No.	210507
SURVEYED	BY OTHERS	SHEET SIZE	A1
DRAWING No.	C1	ISSUE	P1

PROVIDE LOCALISED RAMPS TO ALL DOORWAYS IN PAVING AS SHOWN, ALL RAMPS ARE TO BE IN ACCORDANCE WITH AS1428. PROVIDE CROSS FALLS TO PAVING AS SPECIFIED IN ATTACHMENT FRS.

DISCHARGE ALL UPPER CARPARK AREA AS SHOWN INTO 22,500 LITRE UNDERGROUN RAINWATER TANK TO ACT AS DETENTION. PROVIDE Φ40mm RESTRICTOR PIPE AND OVERFLOW PROVISIONS TO THE STREET WATER TABLE (NOT SHOWN FOR CLARITY) IN ACCORDANCE WITH THE COUNCILS SPECIFICATIONS. TANK TO BE PROVIDED SUCH THAT IT CAN BE COMPLETELY EMPTIED TO THE STREET WATER TABLE. (TYP)

STORMWATER TO BE DISCHARGED TO STREET WATER TABLE IN ACCORDANCE WITH COUNCIL'S SPECIFICATION. (TYP)



MQZ CONSULTING ENGINEERS civil & structural

Page	CC1
Job No.	210507
Date	May-21
Eng	MZ

Project 104 Mt Barker Rd, Stirling

PRE-DEVELOPMENT

Site Area =	2761	m^2	
Impervious Area =	1256	m^2	(paved areas, roofed areas)
Pervious Area =	1505	m^2	(landscaping, grassed areas)
Ci =	0.9		
Cp =	0.4		
Cn =	0.627454		

POST-DEVELOPMENT

Site Area =	2761	m^2	
Impervious Area =	1638	m^2	(paved areas, roofed areas)
Pervious Area =	1123	m^2	(landscaping, grassed areas)
Ci =	0.9		
Cp =	0.4		
Cn =	0.696632		

TIME OF CONCENTRATION

t_c = 0.03x(1.1-C)xL^0.5/S^0.333

C = 0.6274538

L =	100	(length of run, m)
S =	2	(slope of pipe, %)
t_c =	0.20	hrs
=	11.79	mins

MQZ CONSULTING ENGINEERS civil & structural

Page	CC2
Job No.	210507
Date	May-21
Eng	MZ

Project 104 Mt Barker Rd, Stirling

Q = C x I x A / 3600

PRE-DEVELOPMENT

C= 0.6274538
A= 2761 m^2

duration (min)	recurrence interval (I) 5 (mm/hr)	Q (L/s)
6	73.92	35.57
10	**59.2**	**28.49**
20	41.68	20.06
25	36	17.32
30	33.14	15.95
45	25.24	12.15
60	21.68	10.43
120	13.91	6.69
180	10.67	5.13
360	6.76	3.25
720	4.3	2.07
1440	2.57	1.24
2880	1.5	0.72
4320	1.06	0.51

POST DEVELOPMENT

C= 0.6966317
A= 2761 m^2

duration (min)	recurrence interval (I) 100 (mm/hr)	Q (L/s)	DETENTION VOLUME (m^3)
6	173.65	92.78	26.18
10	**137.24**	**73.32**	**26.90**
20	94.64	50.56	26.49
25	82.61	44.14	23.47
30	74.22	39.65	20.10
45	56.93	30.42	5.21
60	47.34	25.29	-11.50
120	29.49	15.76	-91.67
180	22.22	11.87	-179.46
360	13.65	7.29	-457.82
720	8.45	4.51	-1035.66
1440	5	2.67	-2230.59
2880	2.89	1.54	-4655.97
4320	2.06	1.10	-7098.90

Provide 25,000 L tank - Collect upper carparks + surrounding area + Roof Area

Upper Carpark: Sealed Area = 765 m²

Landscape = 797 m²

$\therefore Q_{100} = (765 \times 0.9 + 797 \times 0.4) \times 137.24/360$

$= 38.4 L/s$

Roof: Area 457 m²

$\therefore Q_{100} = 15.7$ L/s

$\therefore Q_{tot} = 54.1$ L/s

$Q_{100\,(tot)} = 73.32$ L/s

$73.32 - 54.1 = 19.22$ L/s. - discharges directly to road

$\therefore$ Design orifice for $28.49 - 19.22 = 9.27$ L/s

$Q = 0.6 \times A \times \sqrt{2 \times g \times H}$

$H = 3.0$m, $g = 9.81$ $\therefore A = 9.27 / 0.6 \times \sqrt{2 \times 9.81 \times 3}$

$= 0.092 m^2$

→ Adopt $\phi 50$ orifice to discharge pipe.

MQZ CONSULTING ENGINEERS
civil & structural

Page CC4
Job No. 2100507
Date MAY'21
Eng MZ

Project MT BARKER

Note enough head height to discharge roof water into underground tank. Discharge seperate roof water to above ground tanks.

$\therefore Q_{Roof} = 15.7$ L/S

$V_{Roof} = 9420$ L

Provide 3/3000L tank, provide orifice to discharge max 3.2 L/S

$\therefore$ orifice size for $h = 1.5$ m → $\underline{\phi 35 \text{ orifice.}}$

Provide 22,500 L U/G tank for carpark runoff
orifice to be designed for discharge rate of 6 L/S
$\therefore$ $\underline{\text{Insert } \phi 40 \text{ orifice for tank.}}$

Pro Health Care
15/0346
21 June 2021

Planning Statement

Pro Health Care Stirling Redevelopment.

104 Mount Barker Road, Stirling.

SHAPING GREAT COMMUNITIES

URPS

Pro Health Care

21 June 2021

Lead consultant	URPS Suite 12/154 Fullarton Road (cnr Alexandra Ave) Rose Park, SA 5067 (08) 8333 7999 urps.com.au
Prepared for	Pro Health Care
Consultant Project Manager	David Bills, Associate Director dbills@urps.com.au
URPS Ref	15ADL-0346

Document history and status

Revision	Date	Author	Reviewed	Details
V1	08/06/21	DB	DB	Draft for client review
V2	21/06/21	DB	TL	Final

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   2.1 Subject Land 4
   2.2 The Locality 4
3. Proposed Development 5
4. Procedural Matters 6
   4.1 Relevant Planning Authority 6
   4.2 Public Notification 6
   4.3 Planning Zones and Overlays 6
5. Planning Assessment 7
   5.1 Overview 7
   5.2 Zone, Land Use and Intensity 7
   5.3 Built Form and Character 8
   5.4 Interface Between Land Uses 8
   5.5 Access and Car Parking 10
   5.6 Stormwater Management 11
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6. Summary and Conclusion 13

Executive Summary

Applicant and Owner:	Pro Health Care
Property Location:	104 Mount Barker Road, Stirling
Site Area:	2823m^2
Certificate of Title:	CT 5553/788
Council and Relevant Authority:	Adelaide Hills Council
Planning and Design Code Version:	2021.7 (3 June 2021)
Public Notification Required:	Yes
Zone and Subzone:	Rural Neighbourhood Zone Adelaide Hills Subzone
Current Land Uses:	Consulting rooms
Description of Development:	Alterations and additions to Consulting Rooms

1. Introduction

1.1 Introduction

ProHealthCare is a multidisciplinary care provider operating nine premises in Greater Adelaide, including its existing premises at 104 Mt Barker Road, Stirling.

The Stirling practice currently provides a range of services including medical, physiotherapy, podiatry, psychology, nutritional and remedial massage. ProHealthCare seeks to expand upon its existing premises by undertaking alterations and additions in order meet the demands of its local client base.

The subject land is located within the Open Space Zone.

In preparing this planning statement we have reviewed the following plans and documents which form part of the application and provided with this report:

- Certificate of Title
- Proposal Plans prepared by Architects Ink
- Civil Plan prepared by MQZ
- Landscape plan prepared by Landskap

Following our site and locality inspection, our review of the application documents and our assessment of the relevant provisions of the Planning and Design Code, we have formed the opinion that the proposal warrants Planning Consent.

2. Subject Land and Locality

2.1 Subject Land

The subject site is 104 Mt Barker Road, Stirling. It is a large site of some 2,800m2 with a frontage of approximately 37 metres and an average depth of 78 metres.

The site contains an existing consulting room building comprising 8 consulting rooms. The building is located in the north-eastern corner of the site directly adjacent the street frontage. The site features an ingress only access point to Mt Barker Road leading to a car park along the western boundary. An informal connection with the adjoining property (1 Twin Street) allows for vehicles to leave the site via Twin Street.

The site slopes up from the street frontage with a portion of the rear of the site not being put to any use. The car park and the rear of the building are each cut into the natural profile of the land. The rear of the site also features a number of mature trees and other vegetation.

A copy of the Certificate of Title is included with this application.

2.2 The Locality

The site sits within a mixed use locality and in particular directly between another consulting room (at 1 Twin Street) and an office (at 108 Mt Barker Road). There is residential development at the rear of the site with a range of detached dwellings on large allotments. The same kind of mix occurs on the opposite side of the road where residential development is adjacent a firewood sales yard, child care centre, café and shop.

3. Proposed Development

The proposed development involves alterations and additions to the existing consulting room building on the site.

The building alterations have been architecturally designed with a contemporary appearance.

The alterations and additions retain the current footprint and extend further toward the rear and west of the site. The existing car park will also be retained and expanded. Access will remain via the existing location and designed to facilitate simultaneous two way vehicle movements to and from Mount Barker Road.

The clinic will continue to provide a range of health of services with both general practitioners and allied health practitioners operating from the site.

The proposed works provide10 consulting rooms and is supported by a pathology collection room, treatment room and 'gym' that includes equipment used in the diagnosis and treatment by podiatrists and physiotherapists.

Based on the nature of ProHealthCare's operations, not all consulting rooms will be in use at any one time. This is because practitioners will often work from other clinics from the operator's network of clinics. Pro Health Care anticipates 7-8 consultants (including the pathology collection clinic) will operate at any one time.

The application also proposes the removal of one regulated tree (labelled as Tree 18 on the attached Tree Identification Plan). The tree is a spotted gum (Eucalyptus maculate) and has a trunk circumference of 2.4 metres at 1 metre above ground level. The proposal requires the removal of some other trees, however, these are either not regulated (as a result of their size or species), or are exempt from requiring approval pursuant to Schedule 4, clause 18 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

The applicant proposes to plant a number of trees of varying species to offset the removal existing vegetation. Details of the landscaping approach are included in the landscape plan provided with the application.

4. Procedural Matters

4.1 Relevant Planning Authority

The Adelaide Hills Council is the relevant planning authority, with the Planning and Design Code (version 2021.7 dated 3 June 2021) the relevant planning instrument.

4.2 Public Notification

The subject site sits in the Rural Neighbourhood Zone and the Adelaide Hills Subzone under the Planning & Design Code (the Code) – version 2021.7 and dated 3 June 2021.

No assessment pathway has been identified for this development. Development not classified as accepted, deemed-to-satisfy, restricted or impact assessed will be performance assessed on its merits against the Code.

Table 5 in the Zone identifies classes of performance assessed development that are excluded from notification.

Any development involving consulting rooms are listed in this Table, but excluded where the development does not satisfy any of DPF 1.2 and 2.1. The proposed building meets the building height requirement in 2.1 but has a floor area that exceeds the value in 1.2.

The proposed development is therefore not subject to any exemption and requires public notification including a notice placed onsite.

4.3 Planning Zones and Overlays

The following Zones and Overlays apply to the site:

4.3.1 Zones

- Rural Neighbourhood Zone

4.3.2 Subzone

- Adelaide Hills

4.3.3 Overlays

- Hazards (Bushfire – Medium Risk)
- Mount Lofty Ranges Water Supply Catchment (Area 2)
- Native Vegetation
- Prescribed Water Resources Area
- Regulated and Significant Tree
- Traffic Generating Development
- Urban Transport Routes

5. Planning Assessment

5.1 Overview

The relevant provisions of the Planning and Design Code as they relate to the proposed development are discussed in this section. Our assessment of the proposal on the following key issues:

- Zone, Land Use and Intensity
- Built Form and Character
- Interface Between Land Uses
- Access and Car Parking
- Stormwater Management
- Consistency with applicable Overlays

5.2 Zone, Land Use and Intensity

The site is located within the Rural Neighbourhood Zone.

Predominantly residential development with complementary ancillary non-residential uses compatible with a spacious and peaceful lifestyle for individual households is envisaged within the Zone and consulting rooms are specifically envisaged use in the Zone.

DPF 1.2 contemplates consulting rooms where they are located on the same allotment and in conjunction with a dwelling where it does not exceed 50m2 gross leasable floor area and does not involve the display of goods in a window or about the dwelling or its curtilage.

It is noted that the DTS/DPF is not the only way that the related Performance Outcome.

The proposed development does not involve any change in the use of the land. The site has existing use rights as a consulting room with the most recent approval on the site involving "alterations and additions to existing medical centre..." in 2011.

This provision is, in my view, directed at new non-residential activities along Mount Barker Road and is not applicable in this case given the site contains an existing medical centre.

Given the nature of the proposal, being additions and alterations to an existing medical centre, I contend that there is no change to the use of the land. While the proposed development involves additional consulting rooms and capacity for a greater number of practitioners, this does not amount to a change in the use of the land.

The existing development exceeds the DTS provision and the site sits within a mixed use locality. In particular it is directly between another consulting room (at 1 Twin Street) and an office (at 108 Mt Barker Road). The same kind of mix occurs on the opposite side of the road where residential development lies adjacent a firewood sales yard, child care centre, café and an art and design gallery.

Within this context it is my opinion that the proposed development is entirely consistent with performance Outcome 1.2 which seeks commercial activities that improve community access to services are of a scale and type to maintain residential amenity.

5.3 Built Form and Character

The proposed works have been architecturally designed to deliver a functional building that sits within a visually mixed streetscape. The streetscape in this locality does not have a consistent building theme or alignment, instead having buildings that reflect more closely to their site circumstances. For instance, the dental clinic to the west of the site is setback behind a car park and wooded frontage where the subject site has a building located closer to the street frontage and a car park that runs along the side of the site rather than the front.

The proposed development sits within a non-residential streetscape with a consulting room and office located on either side at the street frontage. A dwelling is located to the rear of the office on the adjoining site, but this is setback such that it is behind the rear building line of the proposed clinic. On the opposite side of the street, buildings front an informal service road and are substantially set-back from Mount Barker Road. On this basis, the proposed development will not prejudice residential amenity by way of its bulk, appearance or scale insofar as it relates to the design and siting of the proposed works.

The proposed development is of single storey and has wall heights well below 7 metres in height to meet DPF 2.1.

Buildings are set back from primary street boundaries consistent with the existing streetscape. The building matches the setback of the adjoining building to the east.

The building is designed with a low profile room that is provided with a high level of visual interest through its form compared with a traditional hip or gable roof.

The alterations are proposed with a range of materials and finishes on its external walls that are durable and selected to complement its setting.

5.4 Interface Between Land Uses

5.4.1 Hours of Operation

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

a) the nature of the development

b) measures to mitigate off-site impacts

c) the extent to which the development is desired in the zone

d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.

In this context it is important to note that the proposed additions and alterations are to an existing medical centre and that the application proposes no change to the existing use and/or operating conditions.

The operating hours are generally limited to daylight hours (8.00am – 6.00pm) Monday to Friday and on Saturday mornings between 8.00am and 12.00pm and are not proposed to change through this application

The development includes measures that mitigate adverse impacts without unreasonably compromising the intended use of that land including the prevention of light overspill and acoustic performance of the building,

It is considered that the proposed development will not prejudice the residential amenity of the locality as:

- the site is already used as a consulting room and sits within a mixed use locality and therefore 'residential amenity' would not ordinarily be the same as to those located in a typical residential/country living type locality
- the building will not have any openings on its eastern side and therefore the nearest dwelling (located to the east at the rear of the office building) will be shielded from any additional potential noise/activity
- the building is set-down considerably lower than the nearest dwelling such that it will not have any bulk or material visual impact, or the potential to obscure any views
- the development provides an appropriate number of on-site car parks to service the development
- there will be no impact on privacy or daylight conditions at any adjoining site.

5.4.2 *Overshadowing*

DPF 3.1 contemplates 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. This is satisfied by the development.

DPF 3.2 contemplates 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.

This is satisfied by the development.

5.4.3 *Light Spill*

External lighting is to be positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).

The lighting proposed for the additions and alterations will be designed to comply with the requirements of AS 4282.

5.4.4 *Solar Reflectivity/Glare*

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.

In particular the proposed finishes and colours will ensure that the development is consistent with Performance Outcome 7.1

5.5 Access and Car Parking

The Code contemplates the following.

PO 3.1

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

PO 3.3

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

PO 3.4

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

PO 3.6

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).

The new parking area will be an extension of the existing car park and will be accessed via the existing access point and driveway. The proposal has been designed to comply with the requirements of Australian/New Zealand Standard, Parking Facilities Part 1: Off-street car parking (AS/NZS 2890.1:2004) and Australian/New Zealand Standard, Parking Facilities Part 6: Off-street parking for people with disabilities (AS/NZS 2890.6:2009)

This development application proposes the widening of the access point to facilitate simultaneous two way vehicle movement to and from the site.

The subject land is informally connected with the adjoining dental clinic site by a driveway. This driveway provides the only 'egress' movements from the site. Vehicles can enter and exit the dental clinic site by Twin Street. It is proposed to remove this connection to provide sufficient car parking on the subject site. This will allow vehicles to enter and exit the subject land in a forward direction and will not impact on the movement of traffic to and from the adjoining dental clinic site (which occurs through Twin Street).

The proposal involves the alteration to an existing access point and therefore there are no new/proposed access points. The current access point is 5.5 metres wide which is currently sufficient to accommodate two way vehicle movement. It is proposed to widen this access point to 6.4 metres.

Deliveries and servicing will continue to be undertaken as per existing arrangements (i.e. couriers and small delivery vans).

PO 5.1

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

a) **availability of on-street car parking**

b) **shared use of other parking areas**

c) **in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared**

d) **the adaptive reuse of a State or Local Heritage Place.**

As part of the proposal, a total of 30 car parking spaces are to be provided. This includes the provision of two spaces reserved exclusively for use by people with disabilities.

The Code contemplates 4 spaces per consulting room.

As the number of practitioners that will be operating at any one time will be 7-8 it is appropriate to consider how this will affect car parking demand. Given only 7-8 practitioners are operating at any one time, then the demand for parking spaces is 28-32 spaces (at 4 spaces per practitioner).

Notably, prior to the introduction of the Planning and Design Code, the Adelaide Hills Council previously only required 3 spaces rather than 4 per consulting room.

On this basis, the proposed development has sufficient car parking to accommodate the anticipated need in accordance with the Code.

It is also noted that the clinic is on a highly frequented bus route with a bus stop located directly opposite the subject land and within 100 metres on the same side of Mount Barker Road.

PO 6.1

Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.

Parking associated with the additions and alterations is connected to the existing car park to facilitate movement that avoids the use of public roads.

In summary the proposal is provided with:

More than sufficient off-street car parking spaces

- Access points that minimise the overall number of crossovers and provide safe and convenient access in affordance with the relevant Australian Standards
- Anticipated traffic volumes would also be within the capacity of a two-way local road and is not anticipated to have any major impact on the function or classification of the road.

The proposal is considered to satisfy the relevant Transport, Access and Parking provisions of the Planning and Design Code.

5.6 Stormwater Management

The stormwater management plan for the site is shown on the plans and details prepared by MQZ Consulting Engineers and provided with this report.

In summary, the stormwater management plan for the development prepared by MQZ notes all drainage systems have been designed in accordance with the council's recommendations and guidelines, installation of all drainage systems shall be in accordance with the council's recommendations and specifications.

5.7 Overlays

Additional to the Zones and General Development policies that apply to the subject land, a number of Overlays also apply. Discussion of the impact of these Overlays is as follows:

5.7.1 Mount Lofty Ranges Water Supply Catchment (Area 2)

The development is connected to sewerage infrastructure.

5.7.2 Native Vegetation

A declaration is provided with this application.

5.7.3 Regulated and Significant Tree

In addition, as a result of the proposed works at the rear of the site, some trees are proposed to be removed. There are 5 trees have a diameter of greater than 2 metres when measured from 1 metre above ground level, however, these 3 trees are Cupresses macrocarpa (Monterey cypress) which are a species that expressly excluded from being regulated trees. The remaining trees include a silver gum (Eucalyptus crenulata – Tree 32) and a spotted gum (Eucalyptus maculate – Tree 18).

The Eucalyptus crenulata (silver gum) is located within 20 metres of an existing dwelling and is located within a medium risk bushfire protection area its removal does not constitute development.

The Eucalyptus maculata (spotted gum) is located approximately 22 metres from the dwelling and therefore approval is required for its removal.

The following provisions are relevant with respect to the tree removal and proposed landscaping:

The removal of one regulated tree is considered appropriate on the basis that the development is reasonable and expected. The nature of the development involves the redevelopment of an existing use such that it can continue to service the local community. Such facilities are expressly envisaged within the subject Zone. The development has been designed to retain significant vegetation where possible and includes the further planting of trees throughout the development to offset the loss of one regulated tree.

The proposed landscaping has been designed to complement the proposed building and site and to provide shade within the car park. The majority of existing landscaping is retained – particularly at the front of the site where it is most visible from the streetscape. While some landscaping is proposed to be removed from the rear of the site, this is proposed in order to provide a suitable building site.

5.7.4 Traffic Generating Development

Access to the site is from a State Maintained Road via an existing access point. No alternative access is possible.

5.7.5 Urban Transport Routes

Access to the site is via an existing access point.

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

The access is not is not located on a Controlled Access Road and development constitutes a consulting room with a <500m² gross leasable floor area and therefore meets DPF 3.1.

6. Summary and Conclusion

The proposed development involves the expansion of an existing consulting room. The site is located within the Rural Neighbourhood Zone where such activities are acceptable where they are appropriately managed so as to protect the amenity of residential development within the locality.

The locality is characterised by a range of land uses with nearby land also being used as an office and consulting rooms. The increase in the number of consulting rooms on the site will not further detriment the amenity of the locality as a result of the design and siting of the building on the land and due to the current context of residential development in proximity to the subject land.

The context of the site has called for an innovative design response. The building will sit comfortably within the streetscape where it is compatible and complementary with the adjoining office building and of a similar street fronting scale to the local heritage listed two storey detached dwelling on the opposite side of the road.

The proposal provides sufficient car parking for staff and visitors and will utilise an existing access point that is reconfigured to provide two-way vehicle movements. Additionally, the proposal incorporates additional landscaping and on-site stormwater detention.

The proposed development complies with the most relevant Planning and Design Code provisions and warrants Planning Consent.

SHAPING
GREAT
COMMUNITIES

URPS

MQZ CONSULTING ENGINEERS
CIVIL & STRUCTURAL

52 Springbank Road, Panorama SA 5041
T: 08 8373 0966
E: admin@mqz.com.au
W: www.mqz.com.au

DATE: 21 MAY 2021 **CD01**

CIVIL REPORT & DETAILS

PROJECT NO:	210507
CLIENT:	ARCHITECTS INK
OWNER:	PRO HEALTH CARE GROUP
SITE:	104 MOUNT BARKER ROAD, STIRLING
PROJECT:	PROPOSED MEDICAL CLINIC

This is a **Civil Design Report** giving specific recommendations for the above mentioned project. This report must be read in conjunction with all the listed attachments and any relevant Australian Standards mentioned in this report or on any attachment provided. This report is based on the current standards and regulations and will require reviewing as the standards and regulations are updated.

ATTACHMENTS: A1 Drawings C1/P1, C2/P1, CC1-CC4.

SITE INSPECTIONS:

1. As required by the Engineer or as requested by the client/contractor.

NOTES:

1. Plans and details provided within this report are for planning approval only, further review of the documentation may be required prior to building approval and/or construction.

2. All proposed fill on site is to be placed and compacted in layers in accordance with AS1289.5.1.1 to provide 98% standard compaction. The loose thickness of each layer before compaction should not exceed 200mm, provide compaction tests for the new fill in accordance with AS1289.5.1.1/AS1289.5.1.2. The frequency of the tests shall be in accordance with AS3798-1996. Test results shall be forwarded to the Engineer for approval prior to the commencement of any works.

3. Any retaining walls and or plinths less than 600mm in height required on the boundary are to the discretion of the builder/owner/client. This office does not take any responsibility for the construction of any such retaining walls.

4. The location and extents of retaining walls are indicative only and the client/builder is to ensure that adjoining structures will not be compromised by the construction or compromise the construction of the proposed retaining walls.

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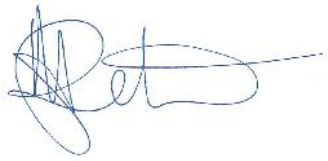
DATE: 21 MAY 2021 **CD01**

CIVIL REPORT & DETAILS

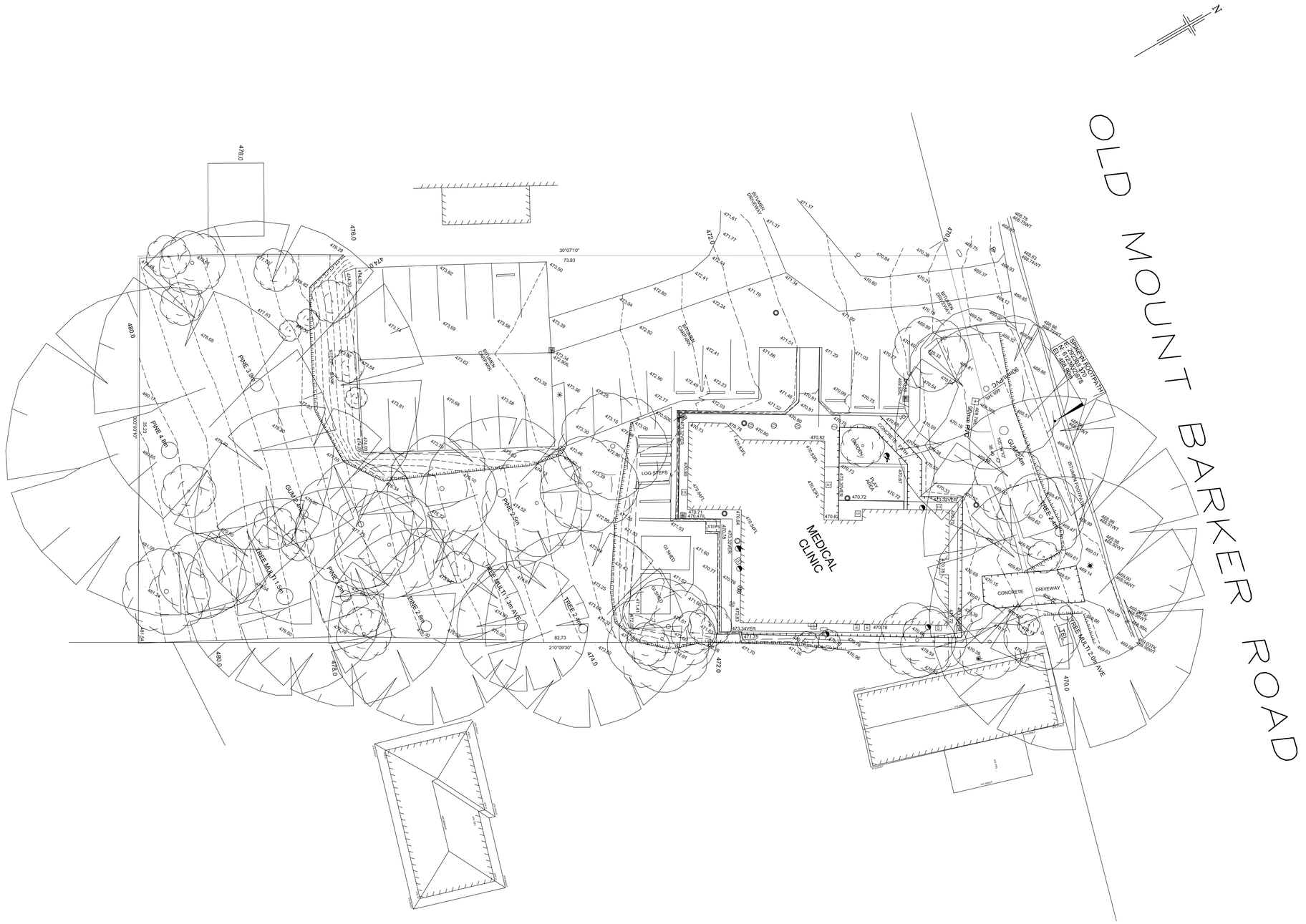
NOTES: (CONTINUED)

5. All proprietary items denoted on the listed attachments or plans are to be installed in accordance with the manufacturer's specifications.

6. All drainage systems have been designed in accordance with the council's recommendations and guidelines, installation of all drainage systems shall be in accordance with the council's recommendations and specifications.



Marco Zanatta
BE (Hons) MIEAust CPEng
per
MQZ Consulting Engineers



GENERAL NOTES:

G1. ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND GENERAL CONDITIONS OF THE CONTRACT, THE ASSOCIATED ARCHITECTURAL DRAWINGS, THE ENGINEER'S SOIL AND FOOTING CONSTRUCTION REPORT AND ANY OTHER DRAWINGS RELATING TO THIS PROJECT.

G2. ALL DIMENSIONS, LEVELS & SETTING OUT SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND CHECKED ON SITE PRIOR TO COMMENCING FABRICATION AND, OR, CONSTRUCTION. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES.

G3. THE ENGINEER'S DRAWINGS MUST NOT BE SCALED.

G4. ALL DIMENSIONS IN MM UNLESS OTHERWISE SPECIFIED.

G5. ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.

G6. FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER PIPES ARE REQUIRED FOR THIS SITE. REFER TO ATTACHMENT SD5.

ISSUE	DATE	AMMENDMENT	APPROVED
P1	21.05.21	FOR PLANNING APPROVAL	MZ

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PROJECT

PROPOSED MEDICAL CENTRE
AT: 104 MOUNT BARKER ROAD
STIRLING
FOR: PROHEALTH CARE CLINIC

DRAWING TITLE

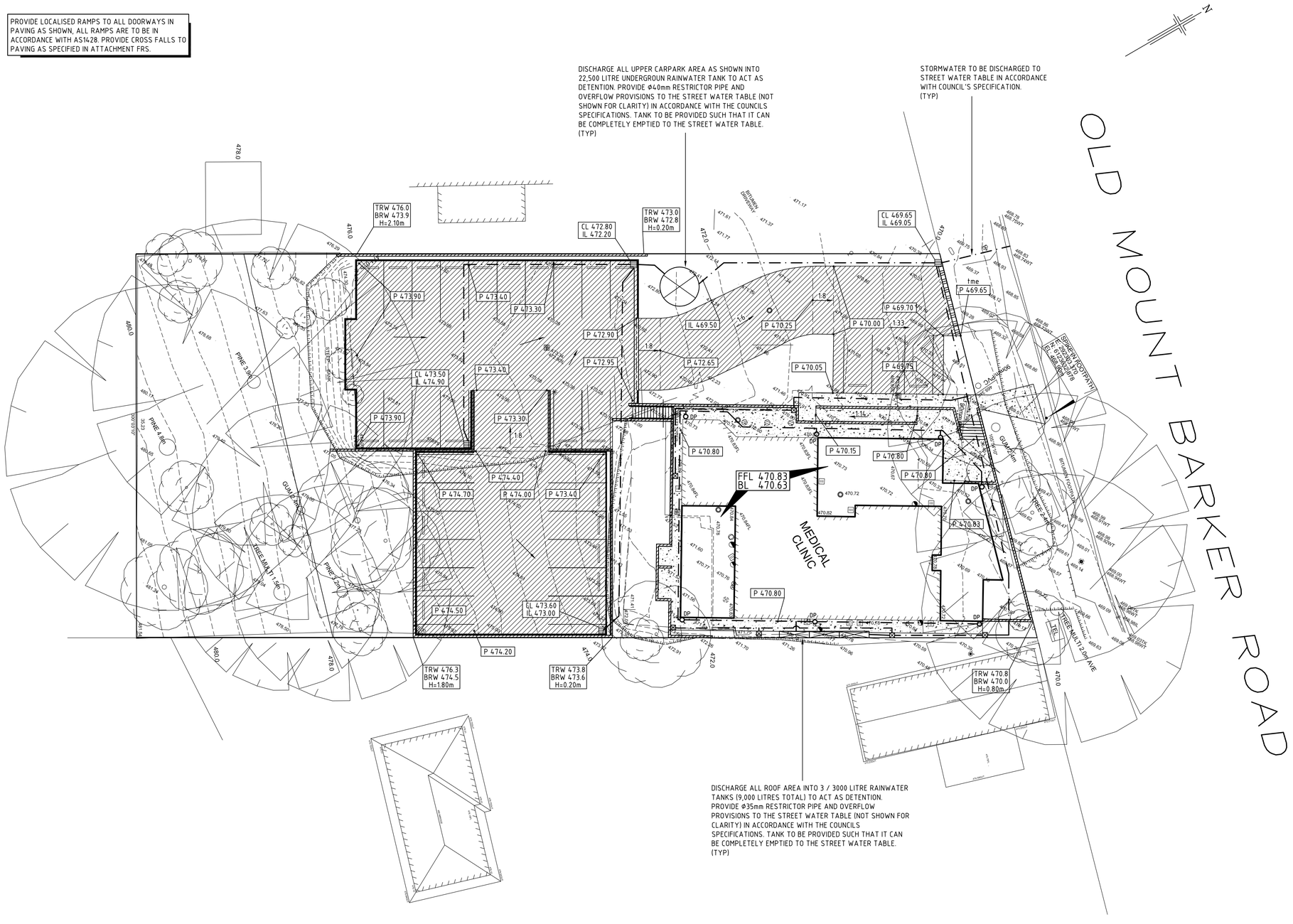
LEVEL SURVEY

ENGINEER	M. ZANATTA	STATUS	FOR PLANNING APPROVAL
SCALES	1:200	PROJECT No.	210507
SURVEYED	BY OTHERS	SHEET SIZE	A1
DRAWING No.	C1	ISSUE	P1

PROVIDE LOCALISED RAMPS TO ALL DOORWAYS IN PAVING AS SHOWN, ALL RAMPS ARE TO BE IN ACCORDANCE WITH AS1428. PROVIDE CROSS FALLS TO PAVING AS SPECIFIED IN ATTACHMENT FRS.

DISCHARGE ALL UPPER CARPARK AREA AS SHOWN INTO 22,500 LITRE UNDERGROUN RAINWATER TANK TO ACT AS DETENTION. PROVIDE Φ40mm RESTRICTOR PIPE AND OVERFLOW PROVISIONS TO THE STREET WATER TABLE (NOT SHOWN FOR CLARITY) IN ACCORDANCE WITH THE COUNCILS SPECIFICATIONS. TANK TO BE PROVIDED SUCH THAT IT CAN BE COMPLETELY EMPTIED TO THE STREET WATER TABLE. (TYP)

STORMWATER TO BE DISCHARGED TO STREET WATER TABLE IN ACCORDANCE WITH COUNCIL'S SPECIFICATION. (TYP)



MQZ CONSULTING ENGINEERS civil & structural

Page	CC1
Job No.	210507
Date	May-21
Eng	MZ

Project 104 Mt Barker Rd, Stirling

PRE-DEVELOPMENT

Site Area =	2761	m^2	
Impervious Area =	1256	m^2	(paved areas, roofed areas)
Pervious Area =	1505	m^2	(landscaping, grassed areas)
Ci =	0.9		
Cp =	0.4		
Cn =	0.627454		

POST-DEVELOPMENT

Site Area =	2761	m^2	
Impervious Area =	1638	m^2	(paved areas, roofed areas)
Pervious Area =	1123	m^2	(landscaping, grassed areas)
Ci =	0.9		
Cp =	0.4		
Cn =	0.696632		

TIME OF CONCENTRATION

t_c = 0.03x(1.1-C)xL^0.5/S^0.333

C = 0.6274538

L =	100	(length of run, m)
S =	2	(slope of pipe, %)
t_c =	0.20	hrs
=	11.79	mins

MQZ CONSULTING ENGINEERS civil & structural

Page	CC2
Job No.	210507
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Project 104 Mt Barker Rd, Stirling

Q = C x I x A / 3600

PRE-DEVELOPMENT

C= 0.6274538
A= 2761 m^2

duration (min)	recurrence interval (I) 5 (mm/hr)	Q (L/s)
6	73.92	35.57
10	**59.2**	**28.49**
20	41.68	20.06
25	36	17.32
30	33.14	15.95
45	25.24	12.15
60	21.68	10.43
120	13.91	6.69
180	10.67	5.13
360	6.76	3.25
720	4.3	2.07
1440	2.57	1.24
2880	1.5	0.72
4320	1.06	0.51

POST DEVELOPMENT

C= 0.6966317
A= 2761 m^2

duration (min)	recurrence interval (I) 100 (mm/hr)	Q (L/s)	DETENTION VOLUME (m^3)
6	173.65	92.78	26.18
10	**137.24**	**73.32**	**26.90**
20	94.64	50.56	26.49
25	82.61	44.14	23.47
30	74.22	39.65	20.10
45	56.93	30.42	5.21
60	47.34	25.29	-11.50
120	29.49	15.76	-91.67
180	22.22	11.87	-179.46
360	13.65	7.29	-457.82
720	8.45	4.51	-1035.66
1440	5	2.67	-2230.59
2880	2.89	1.54	-4655.97
4320	2.06	1.10	-7098.90

Provide 25,000 L tank - Collect upper carparks + surrounding area + Roof Area

Upper Carpark: Sealed Area = 765 m²

Landscape = 797 m²

$\therefore Q_{100} = (765 \times 0.9 + 797 \times 0.4) \times 137.24/360$

$= 38.4 L/s$

Roof: Area 457 m²

$\therefore Q_{100} = 15.7$ L/s

$\therefore Q_{tot} = 54.1$ L/s

$Q_{100\,(tot)} = 73.32$ L/s

$73.32 - 54.1 = 19.22$ L/s. - discharges directly to road

$\therefore$ Design orifice for $28.49 - 19.22 = 9.27$ L/s

$Q = 0.6 \times A \times \sqrt{2 \times g \times H}$

$H = 3.0$m, $g = 9.81$ $\therefore A = 9.27 / 0.6 \times \sqrt{2 \times 9.81 \times 3}$

$= 0.092 m^2$

→ Adopt $\phi 50$ orifice to discharge pipe.

MQZ CONSULTING ENGINEERS
civil & structural

Page CC4
Job No. 2100507
Date MAY'21
Eng MZ

Project MT BARKER

Note enough head height to discharge roof water into underground tank. Discharge seperate roof water to above ground tanks.

$\therefore Q_{Roof} = 15.7$ L/S

$V_{Roof} = 9420$ L

Provide 3/3000L tank, provide orifice to discharge max 3.2 L/S

$\therefore$ orifice size for $h = 1.5$ m → $\underline{\phi 35 \text{ orifice.}}$

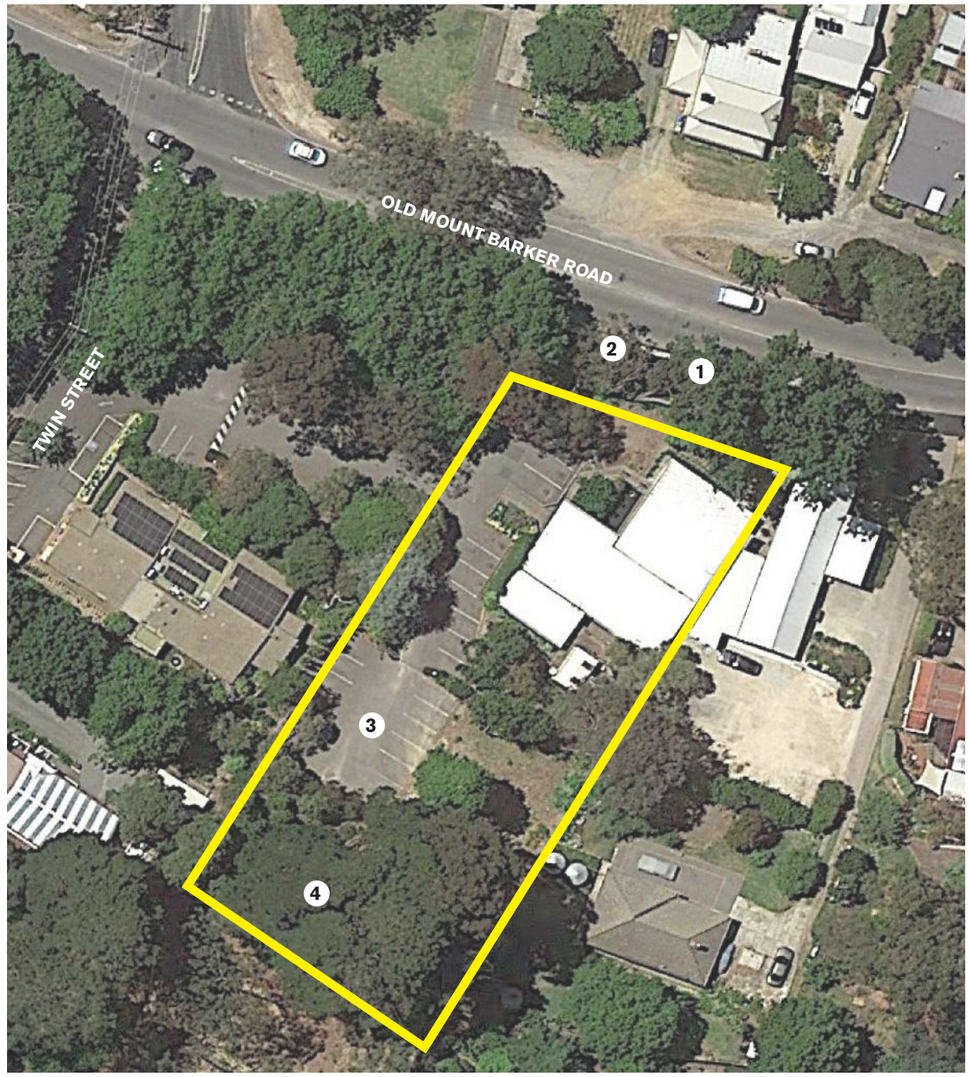
Provide 22,500 L U/G tank for carpark runoff
orifice to be designed for discharge rate of 6 L/S
$\therefore$ $\underline{\text{Insert } \phi 40 \text{ orifice for tank.}}$

Pro Health Care
Stirling

PROJECT	STIRLING PRO HEALTH
REF NO.	21.023
CLIENT	PRO HEALTH CARE GROUP
ARCHITECT	ARCHITECTS INK
DATE	03.05.21
ISSUE	PLANNING APPLICATION

LANDSKÄP
Landscape Architecture &
Urban Design

Project Site



1	Footpath and street frontage
2	Pro Health Care signage and entrance
3	Existing carpark
4	Rear site character

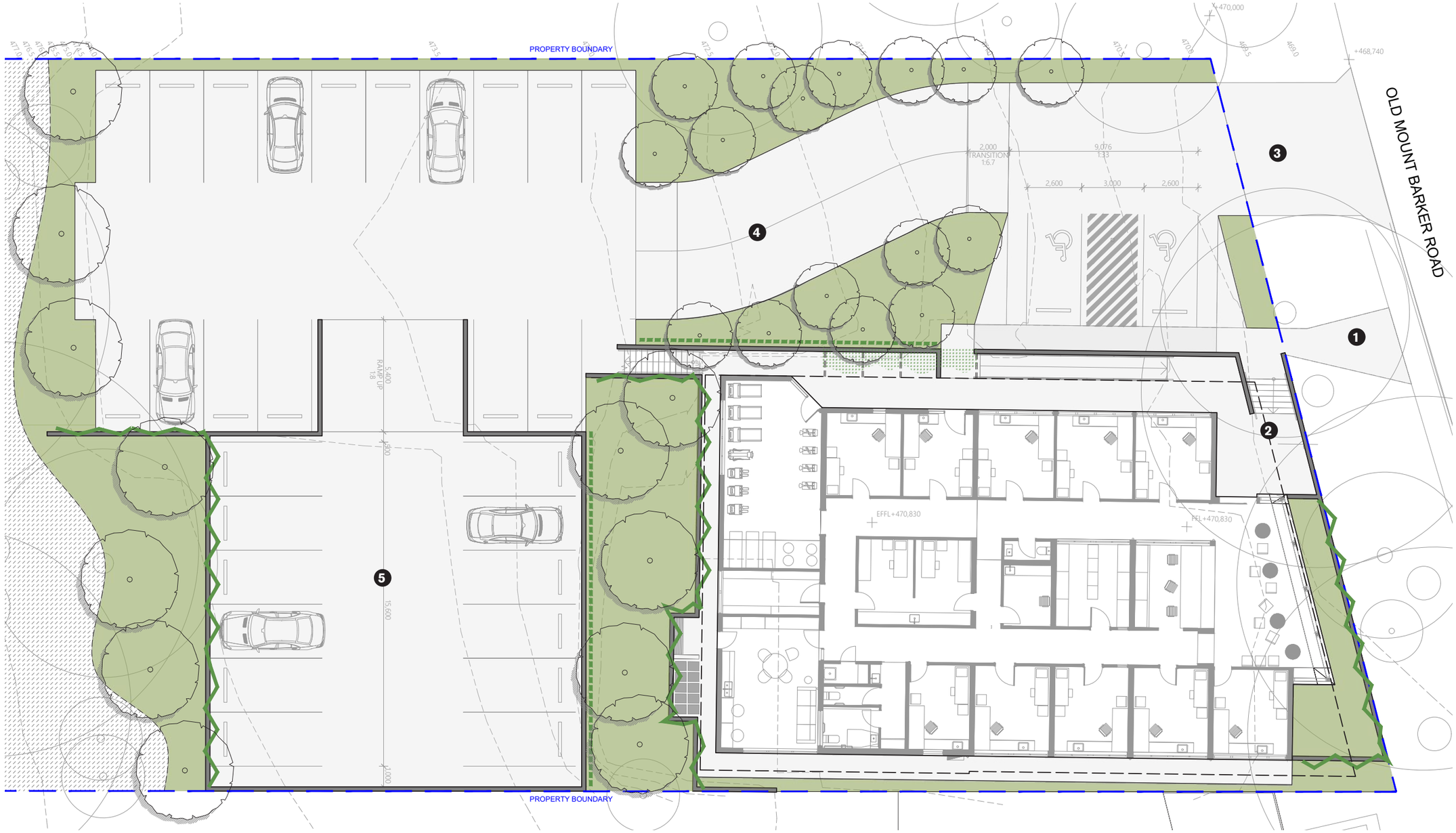








Site Plan



1 New footpath (Subject to discussions with council)

2 Main pedestrian entrance

3 Existing vehicle entrance

4 Main vehicle entrance

5 Additional raised parking

LEGEND

- PROPERTY BOUNDARY
- ROOF OVERHEAD — REFER TO ARCH
- EXISTING TREE
- NEW TREE — REFER TO TREE PLAN
- CONCRETE PAVING — REFER TO ARCH
- IRRIGATED GARDEN BED — GROUND COVERS + LOW LEVEL PLANTING
- EXISTING NON IRRIGATED GARDEN BI — MAINTAIN + PROTECT
- VINES OVERHEAD
- CLIMBING PLANTS
- TRAILING PLANTS
- NEW WALL — REFER TO ARCH

1:400 @ A3 0 5 10 20

PLANNING

LANDSKÄP

Tree Species





MAIN VEHICLE ENTRANCE

— *Betula pendula* ‘Moss White’



REAR BUILDING INTERFACE

— *Magnolia soulangeana*



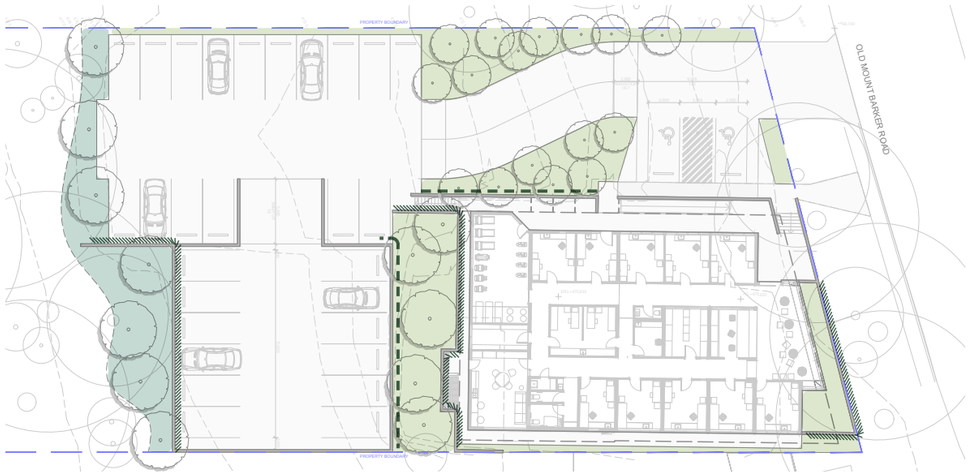
REAR CARPARK

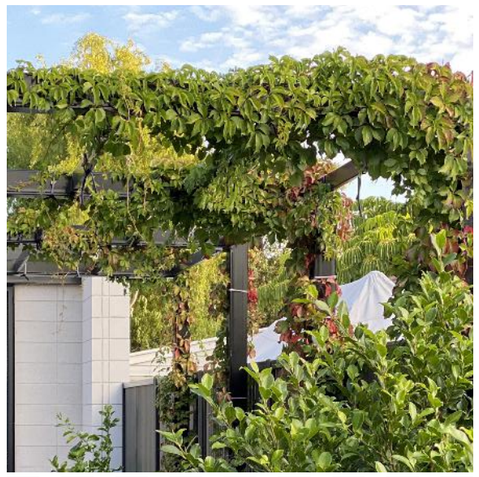
— *Eucalyptus leucoxylon* ‘Euky Dwarf’



— *Corymbia citriodora* ‘Scentuous’

Planting Species





CLIMBING

Walls

— *Parthenocissus tricuspidata*, Boston Ivy

Arbour

— *Parthenocissus quinquefolia*, Virginia Creeper



TRAILING

Walls

— *Rosmarinus prostratus*

— *Hedera helix*



GROUND COVERS + SHRUBS

— *Juniper ‘Blue Pacific’ / ‘Blue Chip’*

— *Raphiolepis ‘Oriental Pearl’ or ‘Snow Maiden’*

— *Trachelospermum ‘Flat Mat’*

— *Vibernum suspensum*

— *Hedera helix*

— *Escallonia nana ‘Pink Pixie’*

— *Pittosporum tobira ‘Miss Muffet’*

Natives

— *Westringia ‘Mundi’ or ‘Low Horizon’*

— *Grevillea ‘Gin Gin Gem’*

— *Goodenia ovata*

— *Lomandra ‘Shara’*

— *Poa ‘Kingsdale’*

Details of Representations

Application Summary

Application ID	21015778
Proposal	Alterations and additions to existing consulting rooms, removal of 1 regulated tree (Eucalyptus maculata), car parking and landscaping
Location	104 MOUNT BARKER RD STIRLING SA 5152

Representations

Representor 1 - Peter Nielsen

Name	Peter Nielsen
Address	108 Mt Barker Rd STIRLING SA, 5152 Australia
Phone Number	0883398008
Email Address	peter@nielsenarchitects.com.au
Submission Date	25/11/2021 11:56 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	This development is in keeping with the scale of existing, and adjacent buildings along this stretch of road and is a vastly reduce proposal to the previous Proposal

Attached Documents

Representations

Representor 2 - Helen Manthorp

Name	Helen Manthorp
Address	135 Mt Barker Road STIRLING SA, 5152 Australia
Phone Number	0407717297
Email Address	Helly@internode.on.net
Submission Date	25/11/2021 07:05 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	All as outlined on the attached PDF

Attached Documents

Pro_Health_Refurbishment.pdf

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Notified Elements:	Consulting room & Tree-damaging activity	
Address:	104 MOUNT BARKER RD STIRLING SA 5152	
Land details:	**Title**	**Plan parcel**
	CT5553/788	F158290AL44
Decision Authority:	Assessment Manager at Adelaide Hills Council	
Close date:	Thursday, 25 November 2021, 11:59 pm Australia/Adelaide	
Documents:	PublicNotificationDocuments21015778-1536535.pdf	

Representing the following Stirling landholders :

Helen Manthorpe :135 Mt Barker Road, Stirling: helly@internode.on.net 0407717297

Jonathan Woore:116 Mt Barker Rd, Stirling: 0402918081

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Furthur to reviewing the Tree Identification Plan and the development note as highlighted below

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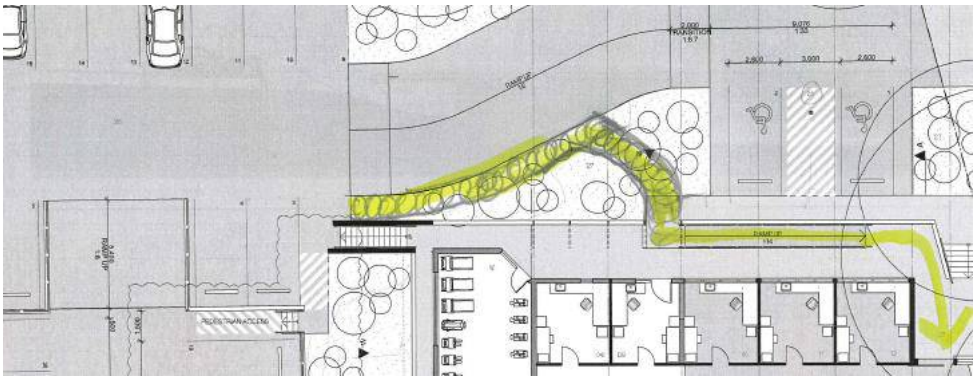
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Liz Hansmann: lizhansman@yahoo.com

Representations

Representor 3 - Liz Hansman

Name	Liz Hansman
Address	129 Mt Barker Road STIRLING SA, 5152 Australia
Phone Number	0448335626
Email Address	lizhansman@yahoo.com
Submission Date	25/11/2021 07:09 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	Refer to attached PDF which outlines all the issues of concern.

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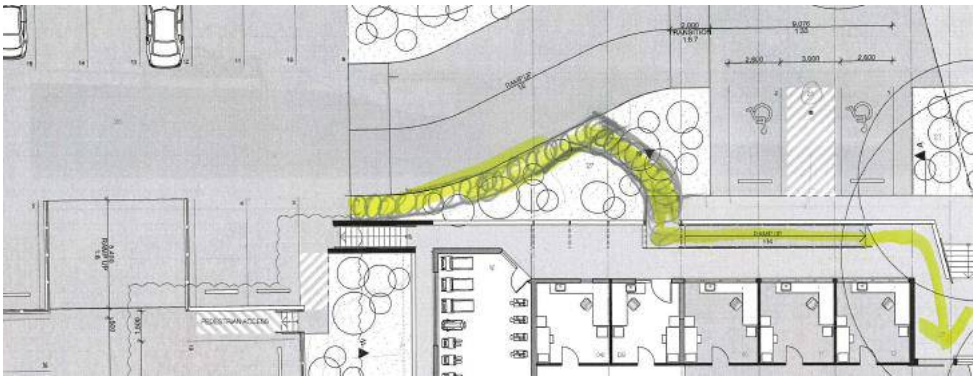
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Representor 4 - Jane Deere

Name	Jane Deere
Address	131 Mt Barker Road STIRLING SA, 5152 Australia
Phone Number	0408388030
Email Address	jane.e.deere@gmail.com
Submission Date	25/11/2021 07:13 PM
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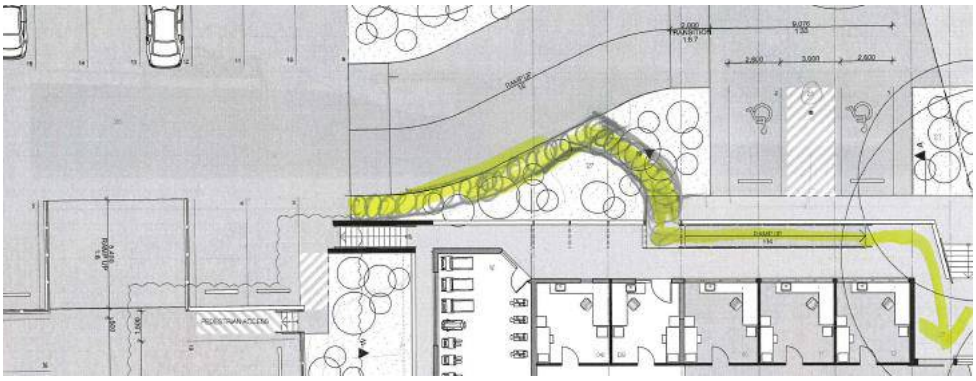
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The levels indicate a cut in the site to achieve a platform level, but details are scant on the conditions adjacent to the wall on the Southeast boundary. Will there be a fence above the retaining wall of 1800, abounding the neighbour's yard.? Will this give a 3600 to 3800 high wall along this zone, could the Planners ask for a green wall solution to soften the impact of the high wall in this zone.

What is the nature and the finish of the retaining walls on the Dentists property?

In summary we thank the Panel for this opportunity to air our concerns and await their response.

Yours Sincerely

Helen Manthorp : helly@internode.on.net , 0407717297

Jonathan Woore: 116 Mt Barker Road Stirling , 0402918081

Jane Deere: jane.e.deere@gmail.com

Liz Hansmann: lizhansman@yahoo.com

Representations

Representor 5 - Jonathan Woore

Name	Jonathan Woore
Address	116 Mt Barker Road STIRLING SA, 5152 Australia
Phone Number	0402918081
Email Address	susan.scrymgour@outlook.com
Submission Date	25/11/2021 07:18 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	Please see attached PDF outlining a number of concerns.

Attached Documents

Pro_Health_Refurbishment.pdf

Application ID:	21015778	
Notified Elements:	Consulting room & Tree-damaging activity	
Address:	104 MOUNT BARKER RD STIRLING SA 5152	
Land details:	**Title**	**Plan parcel**
	CT5553/788	F158290AL44
Decision Authority:	Assessment Manager at Adelaide Hills Council	
Close date:	Thursday, 25 November 2021, 11:59 pm Australia/Adelaide	
Documents:	PublicNotificationDocuments21015778-1536535.pdf	

Representing the following Stirling landholders :

Helen Manthorpe :135 Mt Barker Road, Stirling: helly@internode.on.net 0407717297

Jonathan Woore:116 Mt Barker Rd, Stirling: 0402918081

Jane Deere: 131 Mt Barker Road, Stirling: jane.e.deere@gmail.com

Liz Hansman:129 Mt Barker Road, Stirling: lizhansman@yahoo.com

We, the above listed as immediate neighbours to the proposed development wish to raise concerns, that may be addressed with furthur documentation, and some that will require furthur technical assesment. **We ask that that the development not be granted Planning Approval until such issues have been resolved.**

1. **Simultaneous two way vehicle movement**

Furthur to conversations with the Councils Planner Melanie we have found out that duel access "simultaneous two way vehicle movement" to the said site was granted approval in 2010 and 2017.

We bring to the Councils attention the original Planning requirement for the site for a shared facility ingress from Mt Barker Road and outgress at Twin Street was prompted by safety concerns decades ago. The traffic on this Mt Barker Road, most particularly in peak commuting hours with the private school buses and Public Transport buses all picking up and dropping off in this very area is substantial. The curve of the said road and the fall of the road, to Aldgate are the issues. The sight lines of driver in a standard passenger vehicle are compromised in peak hours and we have grave concerns the proposal will lead to accidents.

The bus stop imediately opposite the surgery in peak hours pose safety risks to cars exiting towards Aldgate. This bus stop is a busy school bus drop off and children do cross Mt Barker Road at this very point.

The exit on to Twin Street offers much better site lines to traffic, and reduces pressure on the private road egress opposite the development site.

We ask for a formal independent Traffic Assesment Plan, *undertaken during school term time* that validates or otherwise our very real observations as residents as seen on a daily basis, as conditions on this road have most certainly intensified since the earlier approvals.

Application ID:	21015778	
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We ask that the exit past the Dentist facility to Twin Street be retained, and the the Council review with the State Roads Jurisdiction the Bus bay opposite the Surgery giving it more formal acomodation.

Jonathan has reported that traffic coming from Aldgate consistently picks up up speed on the run to Stirling where the said Exit is proposed.

We ask that in response the speed limit be reduced to 40 in this zone, shared by pedestrians alighting buses, people visiting the Doctors and Dental Surgeries, and a formal crossing be identified for children to safely cross at this point.

2. Proposed Tree Removal

Furthur to reviewing the Tree Identification Plan and the development note as highlighted below

Based on the nature of ProHealthCare's operations, not all consulting rooms will be in use at any one time. This is because practitioners will often work from other clinics from the operator's network of clinics. Pro Health Care anticipates 7-8 consultants (including the pathology collection clinic) will operate at any one time.

The application also proposes the removal of one regulated tree (labelled as Tree 18 on the attached Tree Identification Plan). The tree is a spotted gum (Eucalyptus maculate) and has a trunk circumference of 2.4 metres at 1 metre above ground level. The proposal requires the removal of some other trees, however, these are either not regulated (as a result of their size or species), or are exempt from requiring approval pursuant to Schedule 4, clause 18 of the *Planning, Development and Infrastructure (General) Regulations* 2017.

The applicant proposes to plant a number of trees of varying species to offset the removal existing vegetation. Details of the landscaping approach are included in the landscape plan provided with the

We propose the Architects Ink drawing 15 SK01 titled Demolition Plan is not adequate, as it fails to show the rear of the property where veiled references to" removal of other trees", including this significant gum, is made. On what grounds is this significant tree to be removed, we ask are the adjacent old pines are also to be removed? We propose SK01 is misleading, on this point.

Helen has identified the significant Gum, marked for removal as seen on the image below.

Application ID:	21015778	
Notified Elements:	Consulting room & Tree-damaging activity	
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and proposes that not only the Pine but this magnificent Gum tree offers habitat and food to wildlife in a dwindling sphere of options in the townscape. The black, red tailed cockatoo feasts on the pine nuts and the gum offers nesting and food for numerous species, including the pollinators when it flowers. **We object to their removal.** There is no explanation as to why this piece of the district's heritage is to be destroyed, and interestingly comparing overlays of Architects Ink Site Plan Drawing 15 SK02, and the Bruce Oswald Tree Identification Plan it is still indicated as being retained on the plan. This gum is not in the way of the development of the upper car park, and knowing tree roots often follow the drip line, and if the survey and Bruce Oswald's plans are correct, we have no reason to believe it could not be retained. With the adjacent Pines retained the tree canopies support each other in windy conditions, as obviously they have done for the past years.

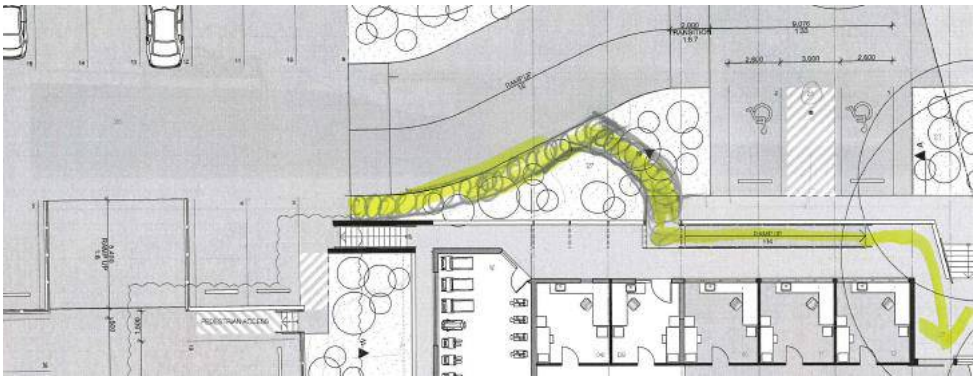
3. Car Parking

We understand with the expanded facility more car parks are required, and this plan accommodates 30 spaces. The carparking is, apart from 3 dedicated disabled bays, a long way from the proposed facility entrance on Mt Barker Road.

Application ID:	21015778	
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We would like to see 4 carparks at the Entry, with one additional park for those who do not hold a disabled permit.

We have a concern that a parent with small children or prams, or even ambulant oldies will have no safe pedestrian access from the carparks (12 stairs are impractical), and children scampering on the roadway is not ideal. Could a path be instated as the sketch below?



Jonathan asks, "Where is it suitable for the ambulance to park?" We are sure the clients have raised this question, is it proposed they pick up from the side of the Mt Barker Road? Currently they will park behind the front car bays (the most easily accessed and popular car spot) and as the entry is wide enough visitors just swing past them. Currently this is safe to do this as it's a one-way entry.

The disabled ramp accesses at this stage seems inadequate in length if the stairs are each 150mm then the rise will be 1050, but maybe Building Rules will assess this.

4. Retaining walls

In reviewing the drawings, we note the architects fail to show 2 important aspects of the proposal.

The Northwest Elevation, and Southeast, and Section AA, and Section BB all fail to illustrate any sections through the boundary walls around this new upper-level carpark **in relation to the neighbouring property.**

The MQZ civil plan gives a height of the retaining walls as 1.8 and 2 meters, but absolutely no detail is given as to the nature of the wall or its finishes.

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What is the nature and the finish of the retaining walls on the Dentists property?

In summary we thank the Panel for this opportunity to air our concerns and await their response.

Yours Sincerely

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Jane Deere: jane.e.deere@gmail.com

Liz Hansmann: lizhansman@yahoo.com

Ref: 15ADL-0346

3 December 2021

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

mscott@ahc.sa.gov.au

URPS

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067

08 8333 7999

Melbourne
29-31 Rathdowne St
Carlton, VIC 3053

03 8593 9650

urps.com.au

Dear Melanie

Stirling Health Care Response to Representations (ID:21015778)

URPS has been engaged by the applicant to review and respond to the representations received in response to the above application for additions and alterations to an existing medical centre.

Representation Summary

We have reviewed the five representations received, noting that there was one in support and a response on behalf of four parties. The issues raised in the representations include:

- Vehicle Access
- Car Parking Configuration
- Proposed Tree Removal
- Retaining Walls

We provide the following responses.

Vehicle Access

The representors have raised a previous proposal for shared access via an adjacent property with access to Twin Street.

This is not proposed as part of this application.

Moreover, the subject land has no right or way, easement or other formal access to any adjoining land to facilitate such an arrangement. Any such proposal would not be legal and could not be considered by the relevant planning authority.

The subject land does have legal access to Mt Barker Road. The access is designed to meet the relevant Australian Standard and facilitate two way access.

The proposed reduction of speed limits and creation of formalised crossings are separate issues and cannot be proposed or considered as part of this application.

Car Parking Configuration

The representors have suggested amendments for the location of disabled parking spaces and site arrangements.

The provision of 4 carparks will not fit in the area proposed by the representors and still meet AS2890.1. This suggestion therefore cannot be accommodated.

Similarly, a complying pedestrian ramp cannot be accommodated in this area. Providing a 'non-complying' pedestrian ramp alternative is not recommended and will not meet the relevant Standard. This has resulted in the proposed stairwell option.

The proposed ramp will be access compliant.

Proposed Tree Removal

We note the representors issues relating to tree removal.

Attached to this response is a drawing indicating trees to be removed overlayed on the new carpark.

The tree removal was discussed in our planning statement supporting the application.

As a result of the proposed works at the rear of the site, some trees are proposed to be removed. There are 5 trees have a diameter of greater than 2 metres when measured from 1 metre above ground level, however, these 3 trees are Cupresses macrocarpa (Monterey cypress) which are a species that expressly excluded from being regulated trees. The remaining trees include a silver gum (Eucalyptus crenulata – Tree 32) and a spotted gum (Eucalyptus maculate – Tree 18).

The Eucalyptus crenulata (silver gum) is located within 20 metres of an existing dwelling and is located within a medium risk bushfire protection area its removal does not constitute development.

The Eucalyptus maculata (spotted gum) is located approximately 22 metres from the dwelling and therefore approval is required for its removal.

The removal of one regulated tree is considered appropriate on the basis that the development is reasonable and expected. The nature of the development involves the redevelopment of an existing use such that it can continue to service the local community. Such facilities are expressly envisaged within the subject Zone. The development has been designed to retain significant vegetation where possible and includes the further planting of trees throughout the development to offset the loss of one regulated tree.

The proposed landscaping has been designed to complement the proposed building and site and to provide shade within the car park. The majority of existing landscaping is retained – particularly at the front of the site where it is most visible from the streetscape. While some landscaping is proposed to be removed from the rear of the site, this is proposed in order to provide a suitable building site.

Retaining Walls

Engineer's spot levels indicate height of retaining wall to deal with adjacent property levels. Retaining walls will be masonry (blockwork with painted finish) and extended 1m above adjoining natural ground as required (where the level difference is greater than 1m).

Attached are revised plan and elevations indicating the new walls proposed as well as landscaping strips to be provided on the carpark side to soften the impact.

The Applicant recognises the issues raised by their neighbours and does not wish for their development to negatively impact on them. Consequently, the project has been designed accordingly and this response may help to clarify the measures proposed to address any impacts.

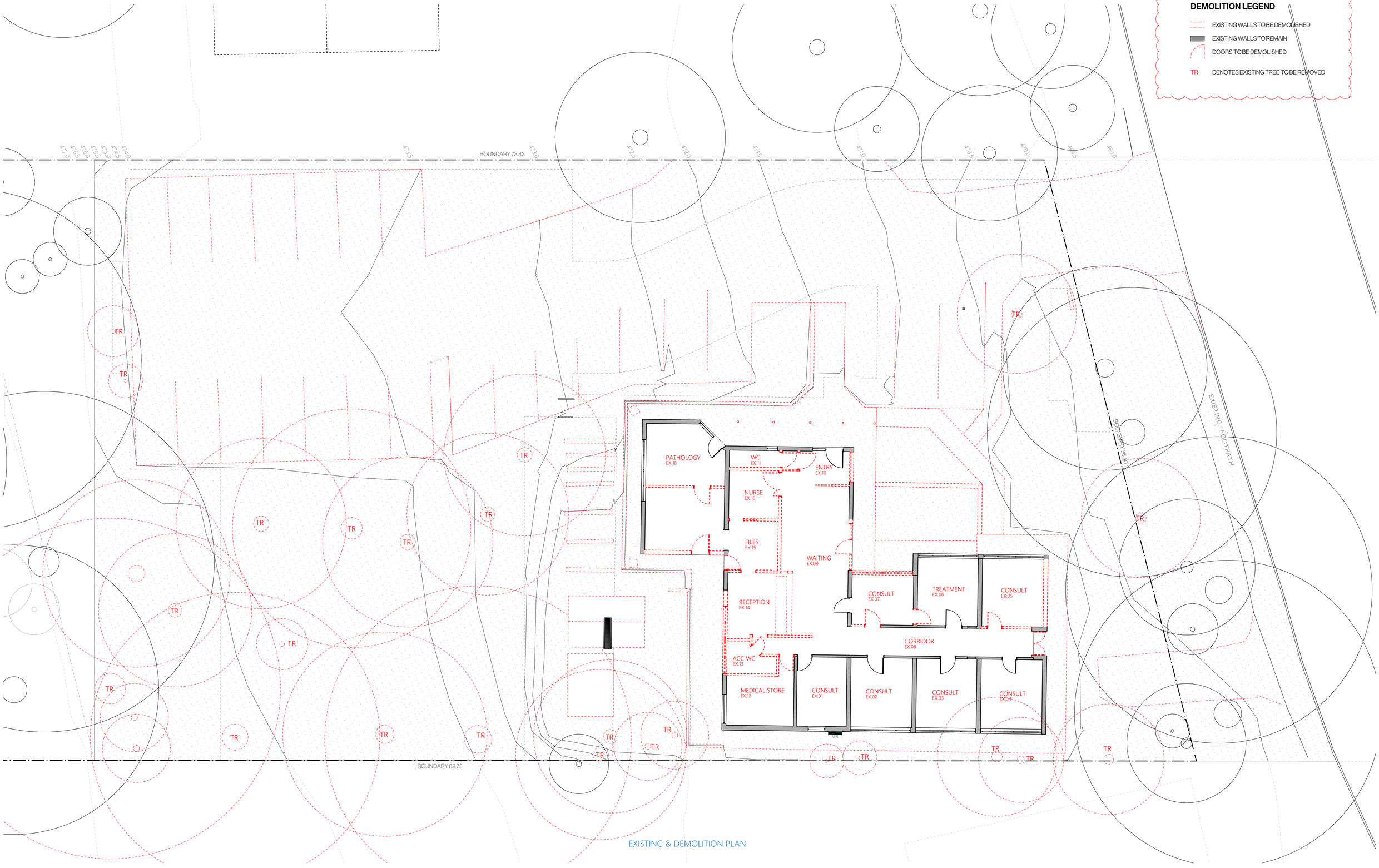
We believe the above appropriately addresses the concerns raised by the neighbours advise that the applicant wishes to respond personally to the representations at the Council Assessment Panel meeting.

Yours sincerely



David Bills
Associate Director

SHAPING
GREAT
COMMUNITIES



EXISTING & DEMOLITION PLAN

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

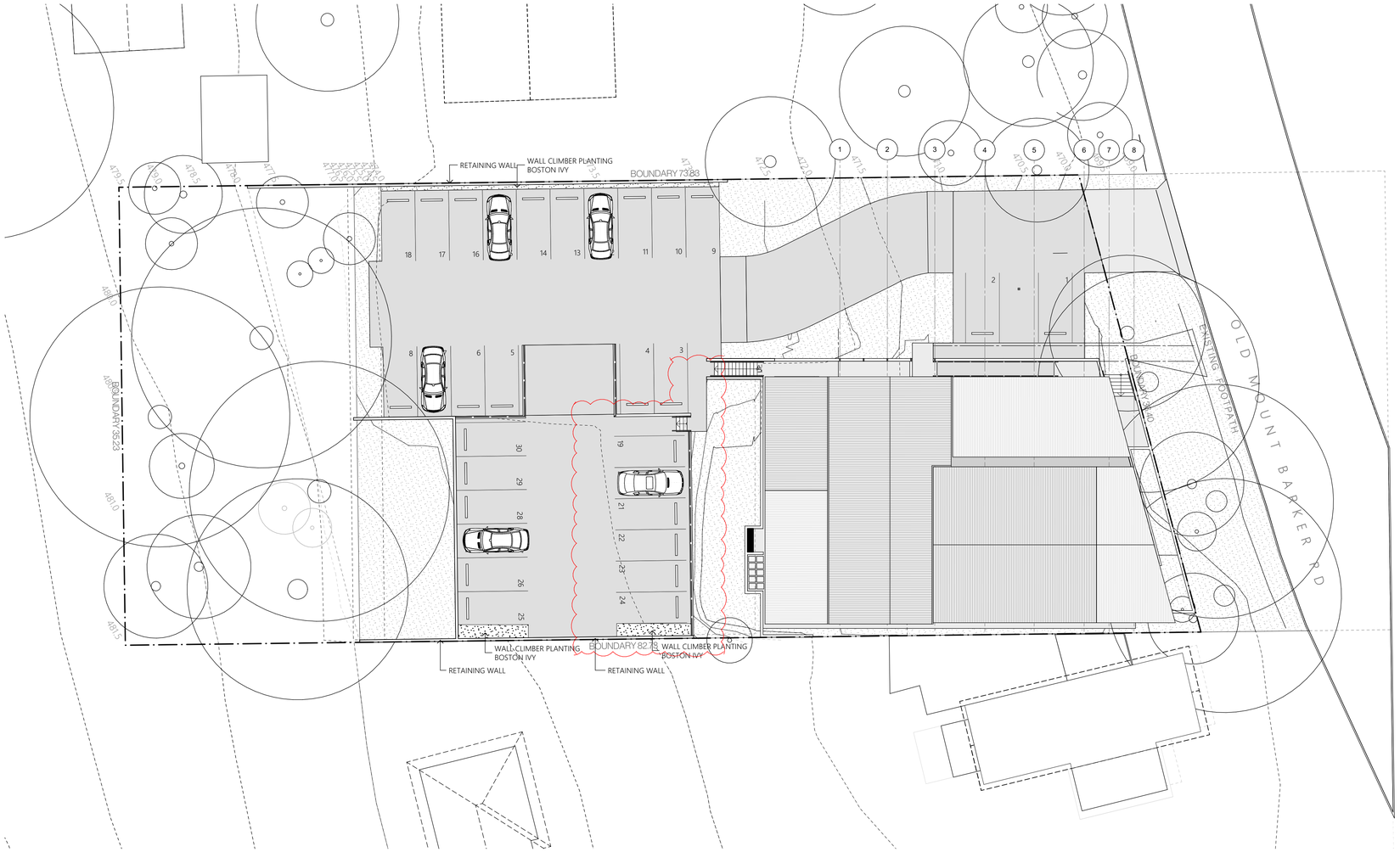
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Revision	Date	Scale
C - DA Amend Walls & Planting	2/12/2021	1:100 @ A1

Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

Drawing
15-1156 SK01
Existing & Demolition Plan
Planning DA



1 SITE PLAN 1:200

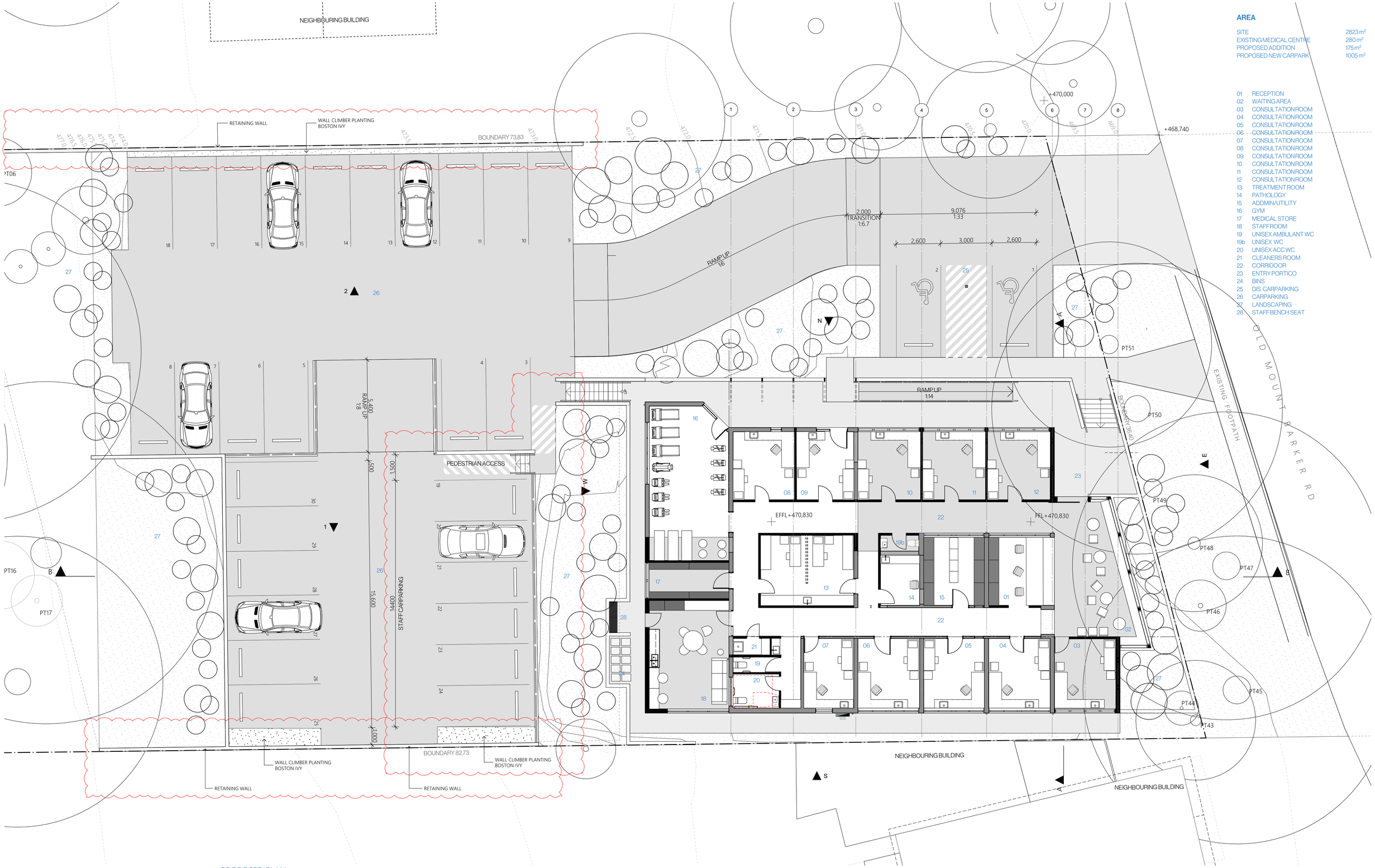
SITE PLAN

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

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Revision	Date	Scale	Client	Project Name	Drawing
C - DA Amend Walls & Planting	2/12/2021	1:200 @ A1	Pro Health Care Group 380 Grange Rd Kidman Park SA 5025	Pro Health Care Clinic 104 Mount Barker Rd Stirling SA 5152	15-1156 SK02 Site Plan Planning DA



PROPOSED PLAN

AREA

SITE	2823 m²
EXISTING MEDICAL CENTRE	280 m²
PROPOSED ADDITION	175 m²
PROPOSED NEW CARPARK	1005 m²

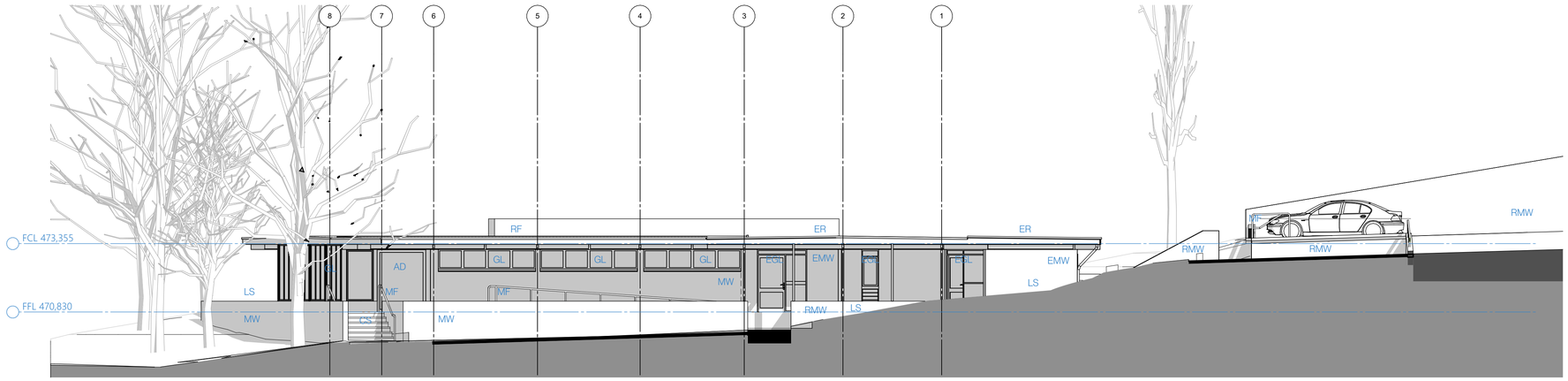
01	RECEPTION
02	WAITING AREA
03	CONSULTATIONROOM
04	CONSULTATIONROOM
05	CONSULTATIONROOM
06	CONSULTATIONROOM
07	CONSULTATIONROOM
08	CONSULTATIONROOM
09	CONSULTATIONROOM
10	CONSULTATIONROOM
11	CONSULTATIONROOM
12	CONSULTATIONROOM
13	TREATMENT ROOM
14	PATHOLOGY
15	ADDMIN/UTILITY
16	GYM
17	MEDICAL STORE
18	STAFF ROOM
19	UNISEX AMBULANT WC
19b	UNISEX WC
20	UNISEX ACC WC
21	CLEANERS ROOM
22	CORRIDOOR
23	ENTRY PORTICO
24	BINS
25	DIS. CARPARKING
26	CARPARKING
27	LANDSCAPING
28	STAFF BENCH SEAT

Architects Ink

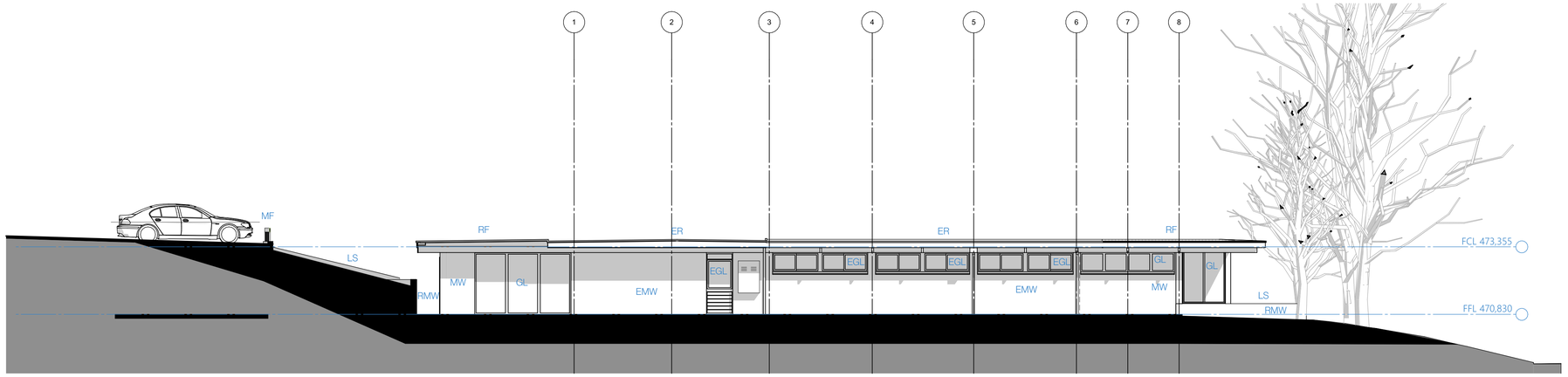
Adelaide
Sydney
Architecture
Interior Design
Asset Management

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Revision	Date	Scale	Client	Project Name	Drawing
C - DA Amend Walls & Planting	2/12/2021	1:100 @ A1	Pro Health Care Group 380 Grange Rd Kidman Park SA 5025	Pro Health Care Clinic 104 Mount Barker Rd Stirling SA 5152	15-1156 SK03 Proposed Plan Planning DA



1 NORTH-WEST ELEVATION 1:100



2 SOUTH-EAST ELEVATION 1:100

LEGEND

EMW	EXISTING MASONRY WALL, PAINTED
ER	EXISTING ROOF, COLORBOND METAL SHEET
EGL	EXISTING GLAZING, TIMBER WINDOW AND DOOR FRAMES
ES	EXISTING FENCE
MW	MASONRY WALL, WITH WHITE PAINT FINISH
RMW	RETAINING MASONRY WALL, WITH WHITE PAINT FINISH
MF	METAL BARRIERS &/OR RAILINGS
CS	CONCRETE STAIRS
RF	NEW ROOF, COLORBOND METAL SHEET 'TME'
GL	GLAZING, WHITE TIMBER WINDOW AND DOOR FRAMES
AD	AUTOMATED GLASS TIMBER ENTRY DOOR, WHITE
LS	NEW LANDSCAPING

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 1 2 5 10M

Revision
C - DA Amend Walls & Planting

Date
2/12/2021

Scale
1:100 @ A1

Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

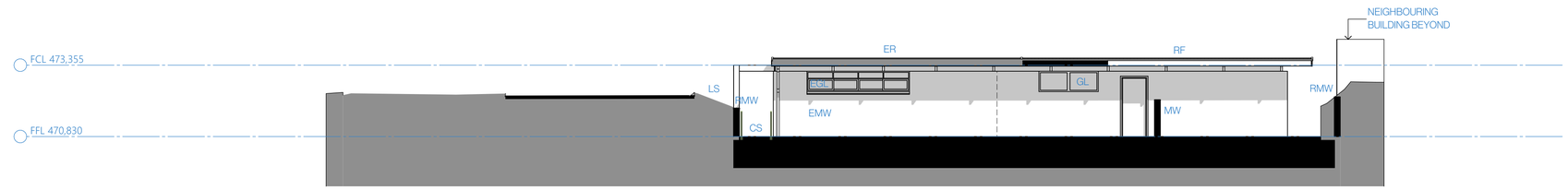
Drawing
15-1156 SK04
Elevations
Planning DA

LEGEND

EMW	EXISTING MASONRY WALL, PAINTED
ER	EXISTING ROOF, COLORBOND METAL SHEET
EGL	EXISTING GLAZING, TIMBER WINDOW AND DOOR FRAMES
ES	EXISTING FENCE
MW	MASONRY WALL, WITH WHITE PAINT FINISH
RMW	RETAINING MASONRY WALL, WITH WHITE PAINT FINISH
MF	METAL BARRIERS &/OR RAILINGS
CS	CONCRETE STAIRS
RF	NEW ROOF, COLORBOND METAL SHEET 'TME'
GL	GLAZING, WHITE TIMBER WINDOW AND DOOR FRAMES
AD	AUTOMATED GLASSTIMBER ENTRY DOOR, WHITE
LS	NEW LANDSCAPING



1 NORTH-EAST ELEVATION 1:100



2 SOUTH-WEST ELEVATION 1:100

Architects Ink

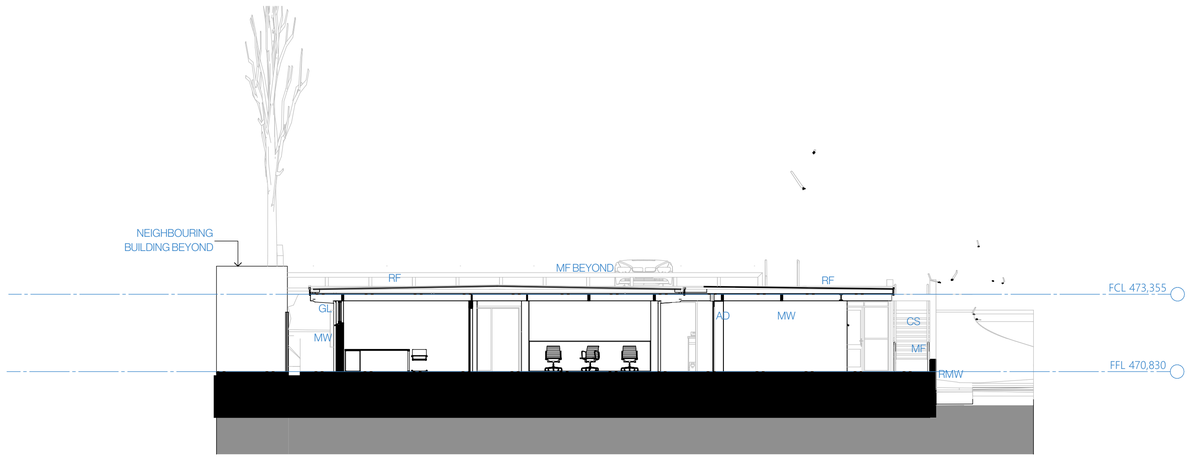
Adelaide
Sydney
Architecture
Interior Design
Asset Management

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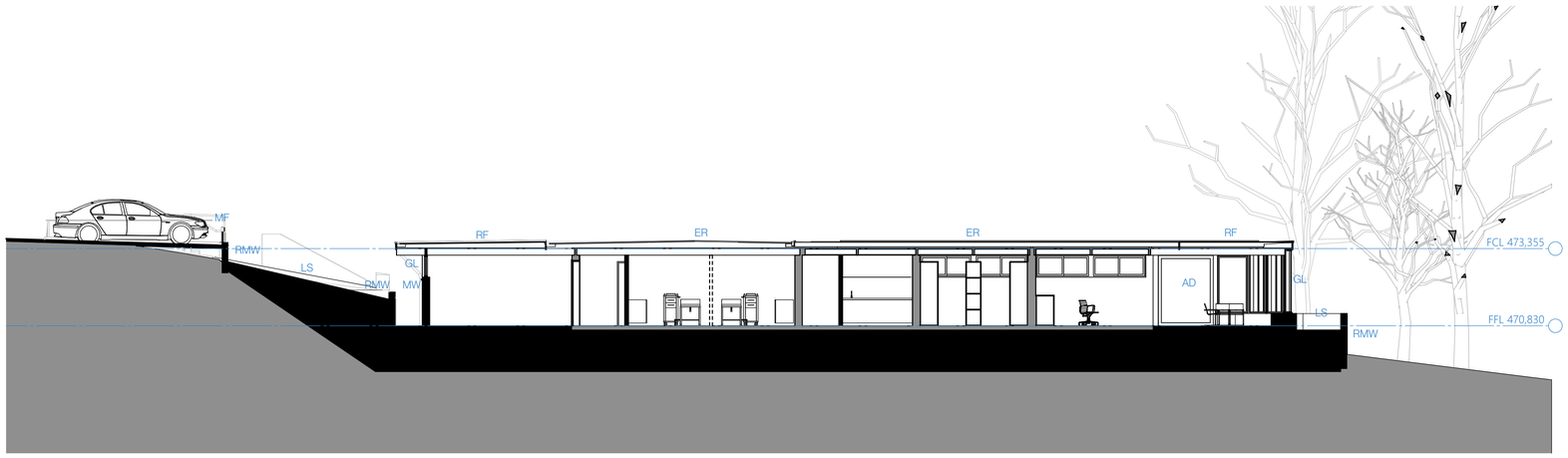
Revision	Date	Scale	Client	Project Name	Drawing
C - DA Amend Walls & Planting	2/12/2021	1:100 @ A1	Pro Health Care Group 380 Grange Rd Kidman Park SA 5025	Pro Health Care Clinic 104 Mount Barker Rd Stirling SA 5152	15-1156 SK05 Elevations Planning DA

LEGEND

EMW	EXISTING MASONRY WALL, PAINTED
ER	EXISTING ROOF, COLORBOND METAL SHEET
EGL	EXISTING GLAZING, TIMBER WINDOW AND DOOR FRAMES
ES	EXISTING FENCE
MW	MASONRY WALL, WITH WHITE PAINT FINISH
RMW	RETAINING MASONRY WALL, WITH WHITE PAINT FINISH
MF	METAL BARRIERS &/OR RAILINGS
CS	CONCRETE STAIRS
RF	NEW ROOF, COLORBOND METAL SHEET 'TME'
GL	GLAZING, WHITE TIMBER WINDOW AND DOOR FRAMES
AD	AUTOMATED GLASSTIMBER ENTRY DOOR, WHITE
LS	NEW LANDSCAPING



1 SECTION A-A 1:100



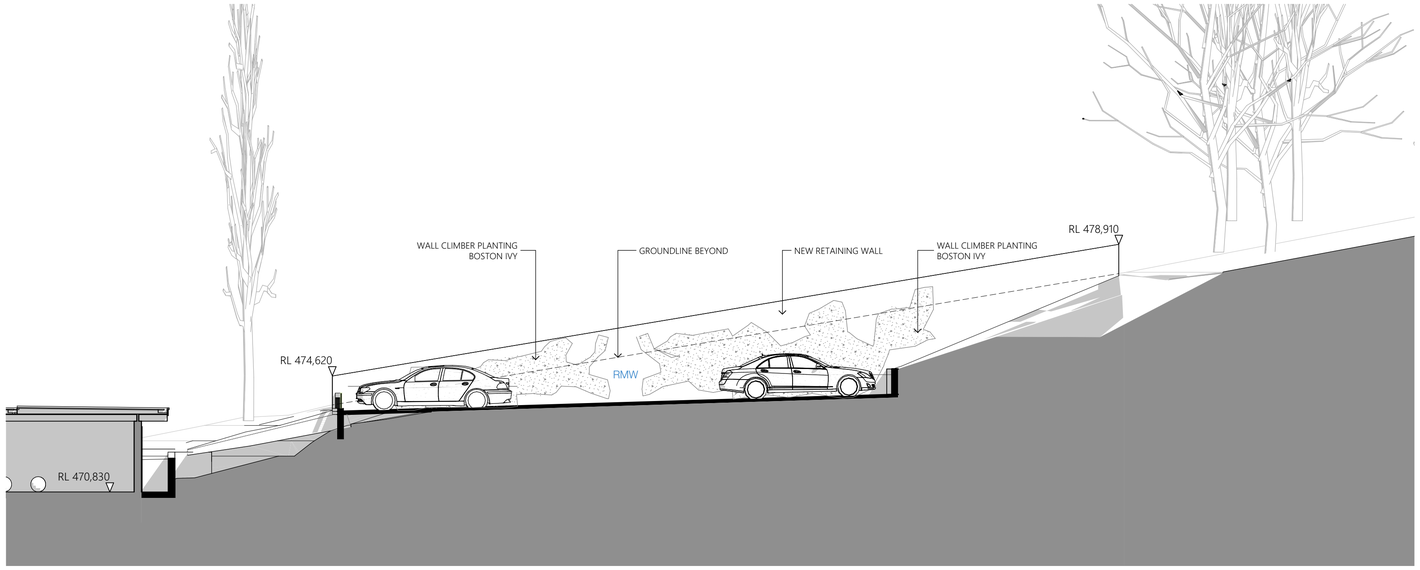
2 SECTION B-B 1:100

Architects Ink

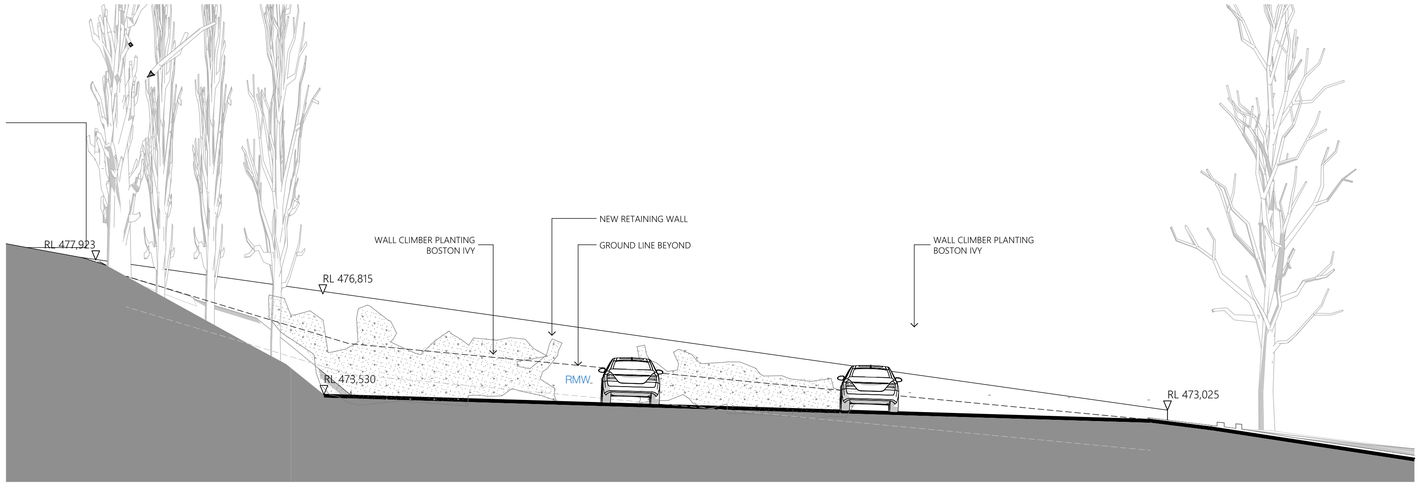
Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 1 2 5 10M

Revision	Date	Scale	Client	Project Name	Drawing
C - DA Amend Walls & Planting	2/12/2021	1:100 @ A1	Pro Health Care Group 380 Grange Rd Kidman Park SA 5025	Pro Health Care Clinic 104 Mount Barker Rd Stirling SA 5152	15-1156 SK06 Sections Planning DA



1 Elevation 1 1:100



2 Elevation 2 1:100

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 2 5 10 20M

Revision
C - DA Amend Walls & Planting

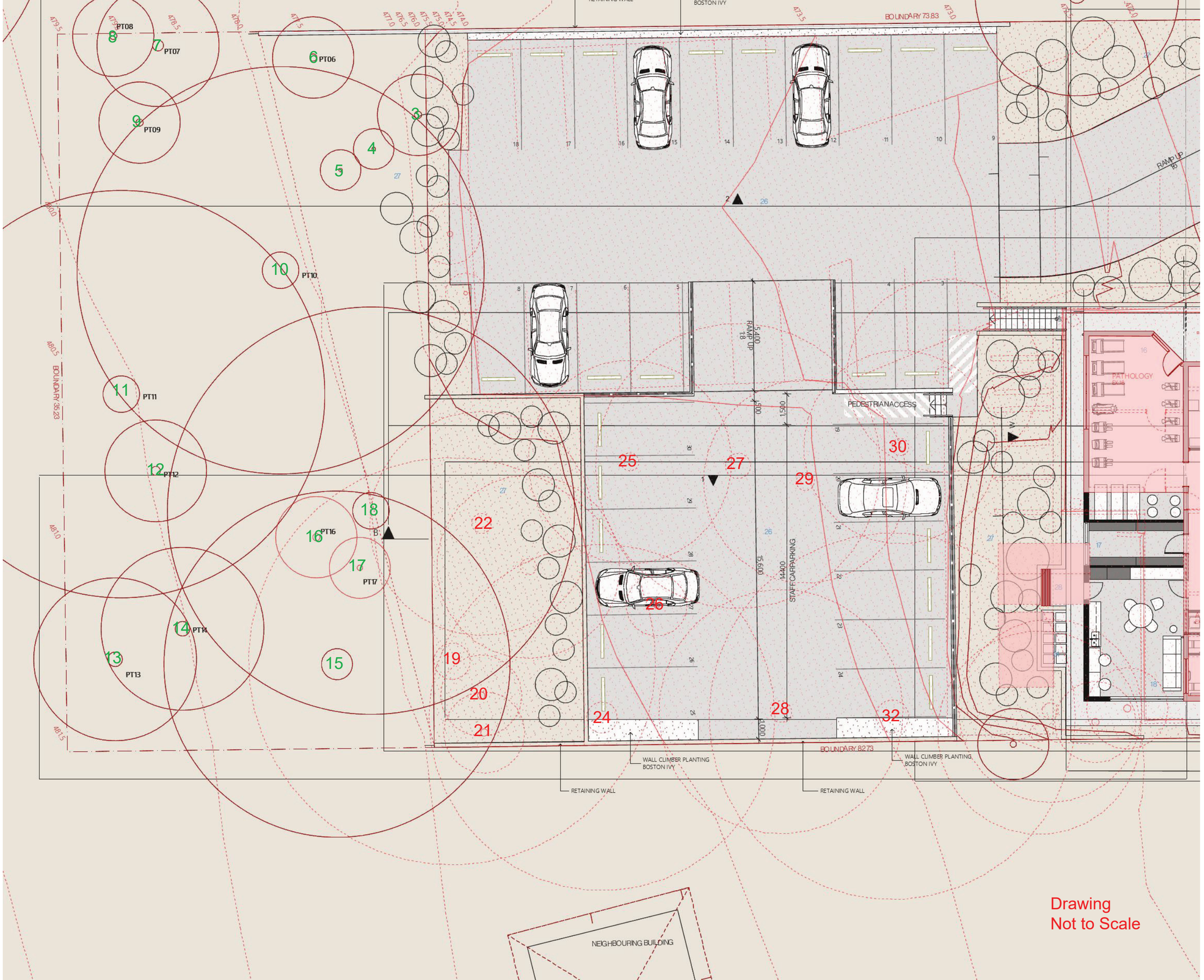
Date
2/12/2021

Scale
1:100 @ A1

Client
Pro Health Care Group
380 Grange Rd
Kidman Park SA 5025

Project Name
Pro Health Care Clinic
104 Mount Barker Rd
Stirling SA 5152

Drawing
15-1156 SK07
Elevations Retaining Walls
Planning DA


BOUNDARY 73.83
RETAINING WALL
BOSTON IVY
PT08
PT07
PT06
PT09
PT10
PT11
PT12
PT16
PT17
PT14
PT13
RAMP UP
5,400
RAMP UP
16
PEDESTRIANACCESS
PATHOLOGY
BOUNDARY 35.23
STAFF CARPARKING
14400
15,600
1,000
WALL CLIMBER PLANTING
BOSTON IVY
BOUNDARY 8273
RETAINING WALL
WALL CLIMBER PLANTING
BOSTON IVY
NEIGHBOURING BUILDING
Drawing
Not to Scale

Address: **104 MOUNT BARKER RD STIRLING SA 5152**

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)
Minimum Site Area *(o_o_o_Minimum site area is 2,000 sqm)*
Overlay
Hazards (Bushfire - Medium Risk)
Mount Lofty Ranges Water Supply Catchment (Area 2)
Native Vegetation
Prescribed Water Resources Area
Regulated and Significant Tree
Traffic Generating Development
Urban Transport Routes
Subzone
Adelaide Hills
Zone
Rural Neighbourhood

Development Pathways

- Rural Neighbourhood

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

   - Air handling unit, air conditioning system or exhaust fan
   - Brush fence
   - Building work on railway land
   - Carport
   - Internal building work
   - Outbuilding
   - Partial demolition of a building or structure
   - Private bushfire shelter
   - Shade sail
   - Solar photovoltaic panels (roof mounted)
   - Swimming pool or spa pool

- Verandah
- Water tank (above ground)
- Water tank (underground)

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

   - Carport
   - Land division
   - Outbuilding
   - Temporary accommodation in an area affected by bushfire
   - Verandah

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

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

Rural Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
DTS/DPF 3.1 The building line of a building set back from the primary street boundary: (a) no more than 1m in front of the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building or (c) not less than 8m where no building exists on an adjoining site with the same primary street frontage.	Land Use and Intensity
PO 1.1 Predominantly residential development with complementary ancillary non-residential uses compatible with a spacious and peaceful lifestyle for individual households.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Consulting room (c) Detached dwelling (d) Office (e) Outbuilding (f) Pre-school (g) Recreation area (h) Shop
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes.
PO 1.3 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.3 None are applicable.

PO 1.4 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small-scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational establishments, community centres, places of worship, pre-schools and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.4 None are applicable.
Building Height	
PO 2.1 Buildings contribute to a low-rise residential character and complement the height of nearby buildings.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height no greater than 7m except in the case of a gable end.
Primary Street Setback	
PO 3.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.	DTS/DPF 4.1 Buildings walls are set back at least 2m from the boundary of the allotment with the secondary street frontage.
Side Boundary Setback	
PO 5.1 Buildings are set back from side boundaries to allow maintenance and access around buildings and minimise impacts on adjoining properties.	DTS/DPF 5.1 Building walls are set back from the side boundaries at least 2m.
Rear Boundary Setback	
PO 6.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) open space recreational opportunities (d) space for landscaping and vegetation.	DTS/DPF 6.1 Building walls are set back from the rear boundary at least 6m.
Ancillary Buildings and Structures	
PO 7.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 7.1 Ancillary buildings and structures: (a) are ancillary to a dwelling erected on the site

(b) have a floor area not exceeding
  (i) 100m^2 on sites less than 2000m^2
  (ii) 120m^2 on sites 2000m^2 or more

(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
  (ii) within 2m of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
  (iii) within 2m of a side boundary

(d) in the case of a garage or carport, have a primary street setback that is at least as far back as the dwelling

(e) in the case of a garage or carport, do not exceed 10m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street

(f) have a wall height or post height not exceeding 4m above natural ground level

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

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

(i) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

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

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

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

PO 7.2

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

DTS/DPF 7.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design 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 to the nearest whole number.

Site Dimensions and Land Division

PO 8.1 Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant *Minimum Allotment Size Technical and Numeric Variation* or are of suitable size and dimension to contribute to a pattern of development consistent to the locality and suitable for their intended use.	DTS/DPF 8.1 Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites for residential purposes accord with the following: (a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System site areas (or allotment areas in the case of land division) are not less than: **Minimum Site Area** Minimum site area is 2,000 sqm (b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service site areas are not less than the greater of: (i) 1200m^2 (ii) the following: **Minimum Site Area** Minimum site area is 2,000 sqm (c) site frontages are not less than 20m. In relation to DTS/DPF 8.1, in instances where: (d) more than one value is returned in the same field, refer to the *Minimum Site Area Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned for DTS/DPF 8.1(a) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy (f) no value is returned for DTS/DPF 8.1(b)(ii) then the value for DTS/DPF 8.1(b)(ii) is zero.
Concept Plans	
PO 9.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 9.1 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 9.1, 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 9.1 is met.
Advertisements	
PO 10.1	DTS/DPF 10.1

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

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development (Column A)	Exceptions (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. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 storeys or greater 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
3. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) detached dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool (p) verandah (q) water tank.	Except development that does not satisfy Rural Neighbourhood Zone DTS/DPF 2.1.

4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that does not satisfy any of the following: 1. Rural Neighbourhood Zone DTS/DPF 1.2 2. Rural Neighbourhood Zone DTS/DPF 2.1.
5. 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.
6. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Adelaide Hills Subzone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Additional residential and tourist accommodation that retains and embraces the values of the established mature vegetation as a defining characteristic of the area.
DO 2	Land division is sympathetic to the allotment pattern and characteristics within the locality.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	

PO 1.1 A limited additional range of accommodation options that complement the prevailing residential character.	DTS/DPF 1.1 Development comprises one or more of the land uses listed, in addition to those listed in Rural Neighbourhood Zone DTS 1.1: (a) Supported accommodation (b) Tourist accommodation.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites created for residential purposes are consistent with the established pattern of division surrounding the development site to maintain local character and amenity.	DTS/DPF 2.1 Development satisfies (a) or (b): (a) it will not result in more than 1 dwelling on an existing allotment (b) allotments/sites have an area the greater of the following (excluding the area within the access 'handle' if in the form of a battle-axe development): (i) $2000m^2$ (ii) the median allotment size of all residential allotments in the Adelaide Hills Subzone either wholly or partly within a radius of 200m measured from the centre of the main allotment frontage.
PO 2.2 Allotments/sites are sized and configured maximise the retention of mature vegetation to maintain landscape amenity.	DTS/DPF 2.2 None are applicable.

Part 3 - Overlays

Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

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

PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 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.	DTS/DPF 2.1 None are applicable.
PO 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.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 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.	DTS/DPF 3.1 None are applicable.
PO 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.	DTS/DPF 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*.	DTS/DPF 3.3 None are applicable.
Land Division	

PO 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.	DTS/DPF 4.1 None are applicable.
PO 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.	DTS/DPF 4.2 None are applicable.
PO 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.	DTS/DPF 4.3 None are applicable.
PO 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.	DTS/DPF 4.4 None are applicable.
Vehicle Access - Roads, Driveways and Fire Tracks	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective:	DTS/DPF 5.2 Access is in accordance with (a) or (b):

(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	(a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) 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.
PO 5.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	DTS/DPF 5.3 None are applicable.

Procedural Matters (PM) - Referrals

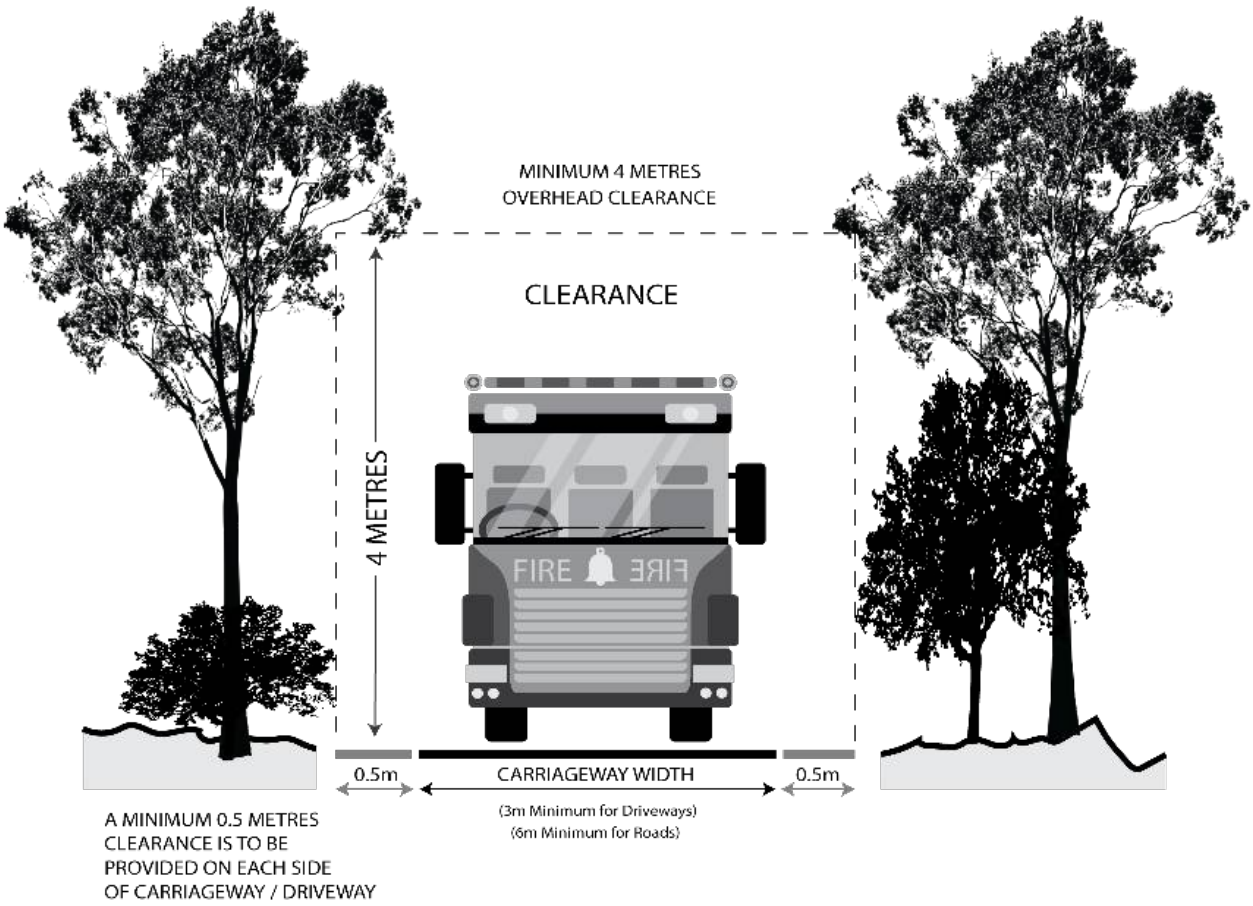
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

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

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

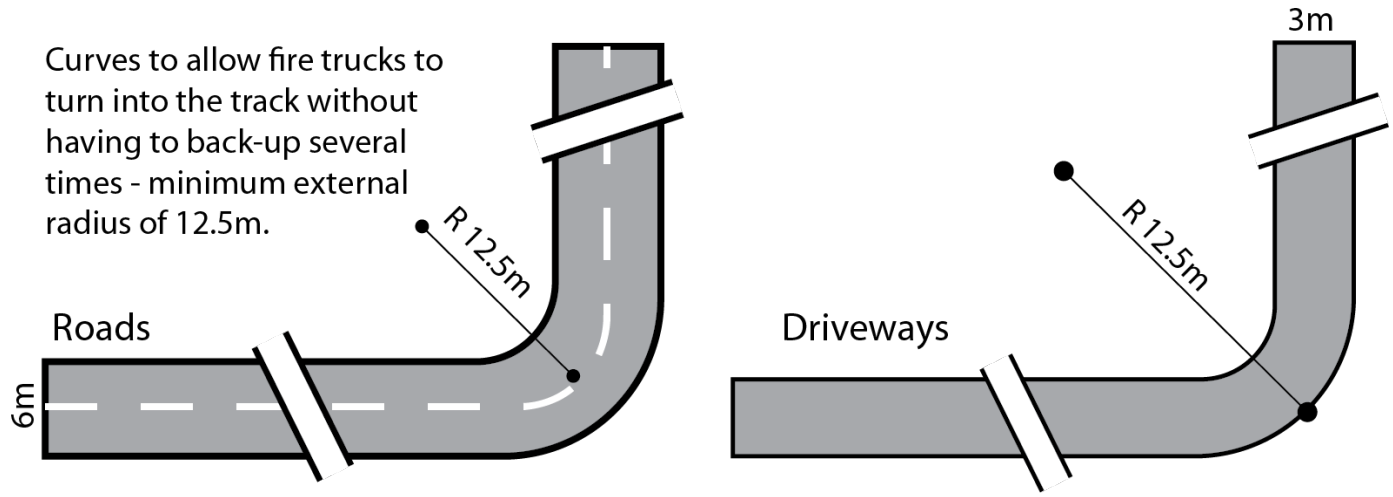


Figure 3 - Full Circle Turning Area

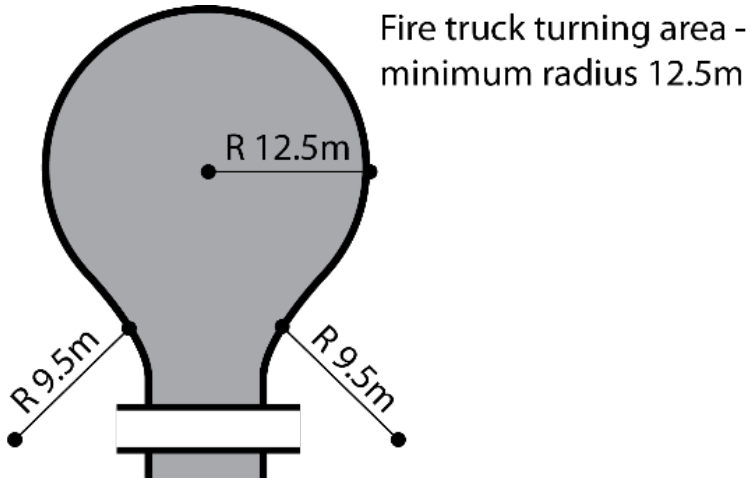
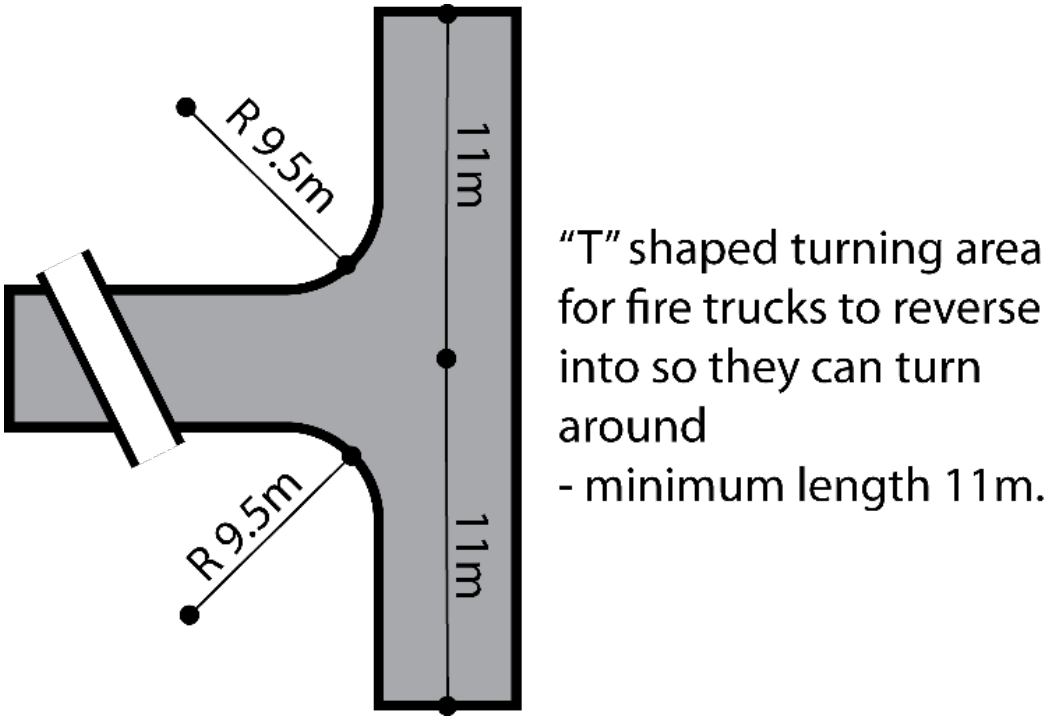


Figure 4 - 'T' or 'Y' Shaped Turning Head



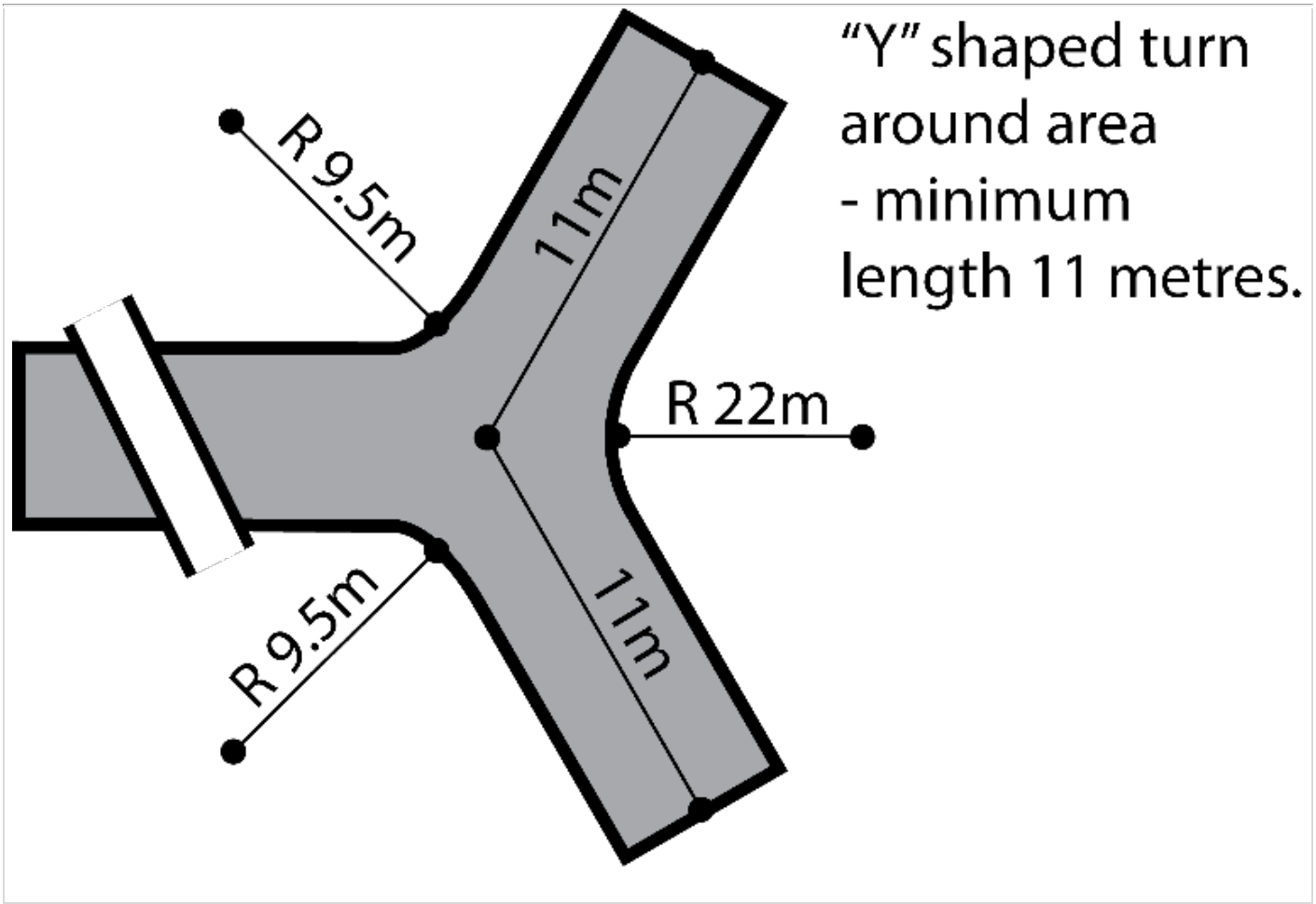
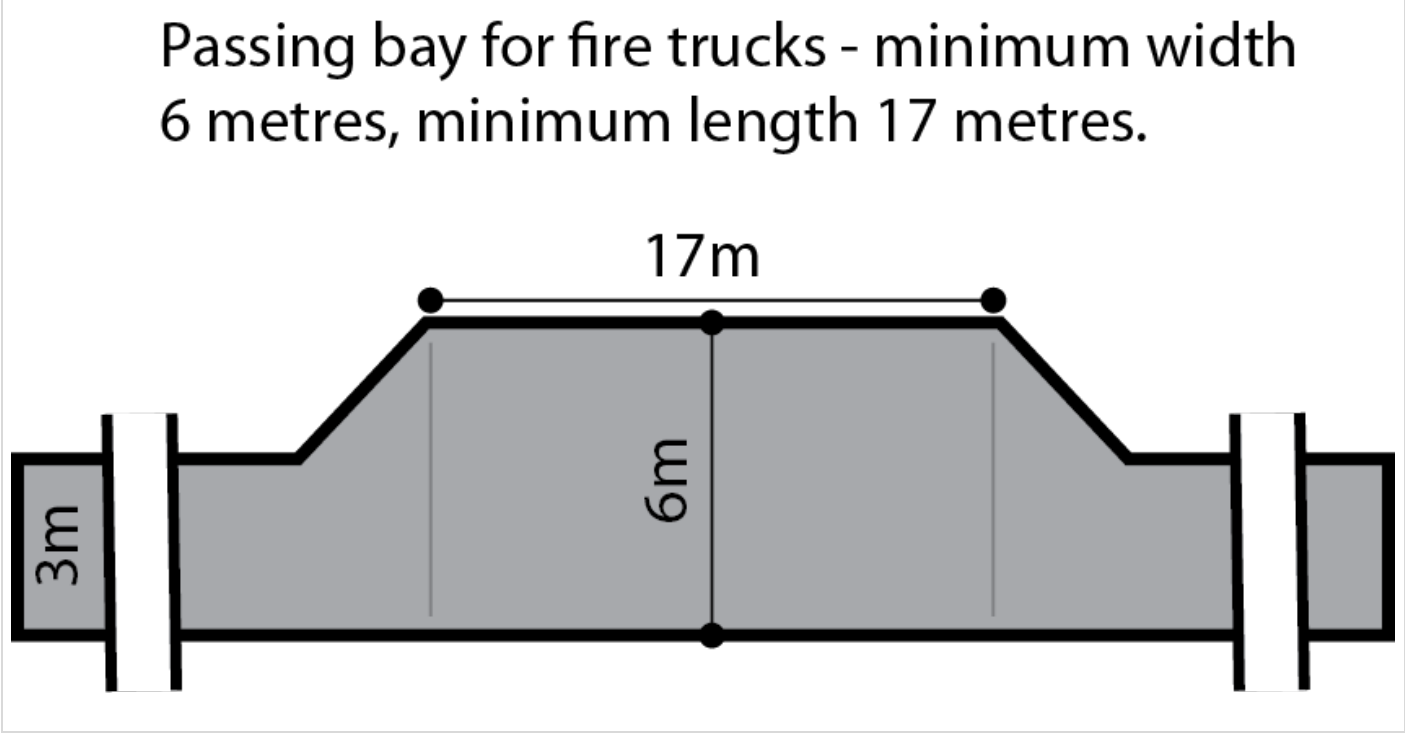


Figure 5 - Driveway Passing Bays



Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Stormwater	
DTS/DPF 3.4 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 100m^2.	DTS/DPF 3.5 Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.
DTS/DPF 3.9 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.	

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
Water Quality	
PO 1.1 Development results in a neutral or beneficial effect on the quality of	DTS/DPF 1.1 None are applicable.

water draining from the site to maintain and enhance the role of the catchment as a water supply.	
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.
Wastewater	
PO 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.
PO 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 are suitable to provide for seasonal wastewater irrigation without causing pollution of surface or groundwater.
PO 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 wastewater management system, 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:

	A. to minimise the risk of spills entering a downgradient watercourse, dam, bore of well B. in close proximity to wine making, wine storage and wastewater treatment facilities 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 Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.	DTS/DPF 2.4 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 Surface and groundwater protected from wastewater discharge pollution.	DTS/DPF 2.5 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.
Stormwater	
PO 3.1 Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.	DTS/DPF 3.1 None are applicable.
PO 3.2 Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.	DTS/DPF 3.2 None are applicable.
PO 3.3 Polluted stormwater is treated prior to discharge from the site.	DTS/DPF 3.3 None are applicable.
PO 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 100m^2.
PO 3.5 Stormwater from dwelling additions captured to protect water quality.	DTS/DPF 3.5 Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.
PO 3.6 Stormwater from shops and tourist accommodation is managed to protect water quality.	DTS/DPF 3.6 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.
PO 3.7 Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality.	DTS/DPF 3.7 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.
PO 3.8 Stormwater from horticulture is managed to protect water quality.	DTS/DPF 3.8 Horticulture satisfies all the following: (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) is located on land with a slope not exceeding 10% (d) includes swales or other structures that divert clean stormwater away from areas (including plant growing areas, chemical storage areas and plant waste storage areas) within which it could be polluted.
PO 3.9 Stormwater from excavated and filled areas is managed to protect water quality.	DTS/DPF 3.9 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 Natural Features	
PO 4.1 Development minimises the need to modify landscapes and natural features.	DTS/DPF 4.1 None are applicable.
Land Division	
PO 5.1 Land division does not result in an increased risk of pollution to surface or underground water.	DTS/DPF 5.1 Land division does not create additional allotments and satisfies (a) and/or (b): (a) is for realignment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures or (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 Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system where no such potential currently exists.	DTS/DPF 5.2 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 / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure: (a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay (b) function centre with more than 75 seats for customer dining purposes (c) restaurant with more than 40 seats for customer dining purposes (d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door	Environment Protection Authority.	To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral or beneficial impact on water quality.	Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

(e) dwelling where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation on the same allotment) (f) tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (g) workers' accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day)	
Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence)	
Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater (EPA Licence required at more than 5ML)	
Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding	
Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units (EPA Licence required at 650 or more standard pig units)	
Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time.	

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
PO 1.1 Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.	DTS/DPF 1.1 An application is accompanied by: (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
PO 1.2 Native vegetation clearance in association with development avoids the following: (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment.	DTS/DPF 1.2 None are applicable.

PO 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: (a) the spread of pest plants and phytophthora (b) the spread of non-indigenous plants species (c) excessive nutrient loading of the soil or loading arising from surface water runoff (d) soil compaction (e) chemical spray drift.	DTS/DPF 1.3 Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following: (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.
PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.
Land division	
PO 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.	DTS/DPF 2.1 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 *Native Vegetation Act 1991* (ii) a declaration stating that no native vegetation clearance under the *Native Vegetation Act 1991* will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance' or (b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur or (c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the *Heritage Places Act 1993*.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the	Native Vegetation Council	To provide expert assessment and direction to the relevant authority	Development of a class to

Native Vegetation Regulations 2017 that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'.		on the potential impacts of development on native vegetation.	which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Prescribed Water Resources Area Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Sustainable water use in prescribed surface water resources areas maintains the health and natural flow paths of water courses.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 All development, but in particular development involving any of the following: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed surface water areas.	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*.
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 *Landscape South Australia Act 2019.*	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019.*			

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

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

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

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

Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or (c) provide an important habitat for native fauna.	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area.	DTS/DPF 1.2 None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree (b) in relation to a significant tree, tree-damaging activity is	DTS/DPF 1.3 None are applicable.

avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	
PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.	DTS/DPF 1.4 None are applicable.
Ground work affecting trees	
PO 2.1 Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.	DTS/DPF 2.1 None are applicable.
Land Division	
PO 3.1 Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	DTS/DPF 3.1 Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Procedural Matters (PM) - Referrals

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

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.
PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) 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 10,000m^2 or more (c) retail development with a gross floor area of 2,000m^2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m^2 or more (e) industry with a gross floor area of 20,000m^2 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

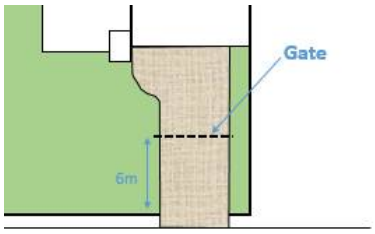
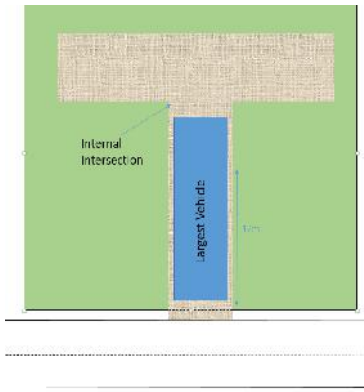
Assessment Provisions (AP)

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.

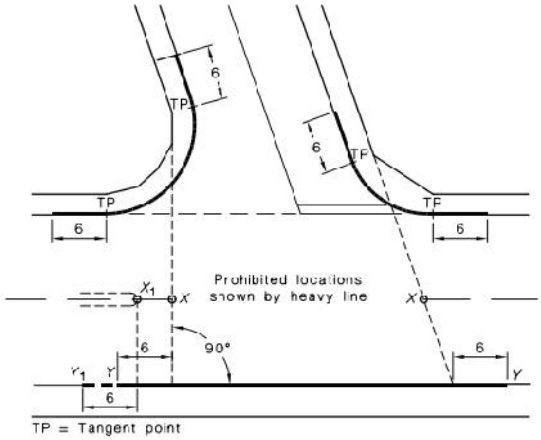
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
PO 1.1	DTS/DPF 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) (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site) (c) where the development will result in 7 or more dwellings, or is a non-residential land use: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less (vi) it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m (vii) it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access: A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.
Access - On-Site Queuing	
PO 2.1 Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle	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

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.	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 (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) (c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and: (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) (iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram: 
Access - (Location Spacing) - Existing Access Point	
PO 3.1 Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.	DTS/DPF 3.1 An existing access point satisfies (a), (b) or (c): (a) it will not service, or is not intended to service, more than 6 dwellings (b) it is not located on a Controlled Access Road and will not service development

	that will result in (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 to shop <250m² gross leasable floor area (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area (v) an office or consulting room with a <500m² gross leasable floor area.
Access – Location (Spacing) – New Access Points	
PO 4.1 New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.	DTS/DPF 4.1 A new access point satisfies (a), (b) or (c): (a) where a development site is intended to serve between 1 and 6 dwellings and has frontage to a local road (not being a Controlled Access Road) with a speed environment of 60km/h or less, the new access point is provided on the local road and located a minimum of 6.0m from the tangent point as shown in the following diagram:



NOTE
The points marked X_1 and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y extends to Point Y_1

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

(c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

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

60 km/h	30m	73m
70 km/h	40m	92m
80 km/h	50m	114m
90 km/h	65m	139m
100 km/h	80m	165m
110 km/h	100m	193m

Access - Location (Sight Lines)

PO 5.1

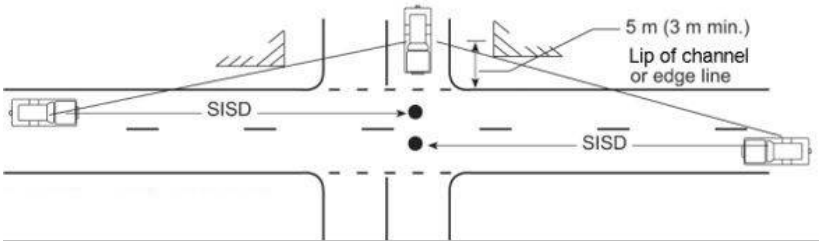
Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

DTS/DPF 5.1

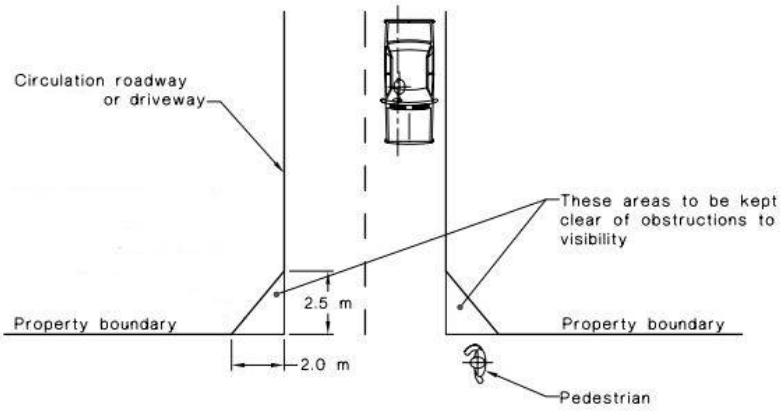
An access point satisfies (a) or (b):

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

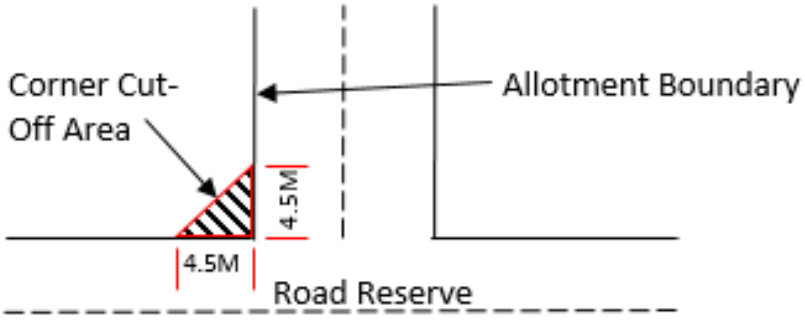
Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	40m	73m
50 km/h	55m	97m
60 km/h	73m	123m
70 km/h	92m	151m
80 km/h	114m	181m
90 km/h	139m	214m
100 km/h	165m	248m
110km/h	193m	285m



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



Access – Mud and Debris

PO 6.1 Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.	DTS/DPF 6.1 Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer).
Access - Stormwater	
PO 7.1 Access points are designed to minimise negative impact on roadside drainage of water.	DTS/DPF 7.1 Development does not: (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater through an existing drainage point and system.
Building on Road Reserve	
PO 8.1 Buildings or structures that encroach onto, above or below road reserves are designed and sited to minimise impact on safe movements by all road users.	DTS/DPF 8.1 Buildings or structures are not located on, above or below the road reserve.
Public Road Junctions	
PO 9.1 New junctions with a public road (including the opening of unmade public road junctions) or modifications to existing road junctions are located and designed to ensure safe operating conditions are maintained on the State Maintained Road.	DTS/DPF 9.1 Development does not comprise any of the following: (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.
Corner Cut-Offs	
PO 10.1 Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram: 

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (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)

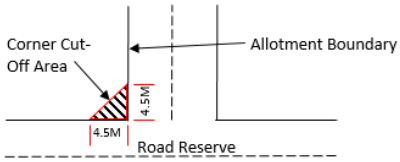
Desired Outcome	
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
PO 1.1 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign

	(ii) if located above canopy level: A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2 Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	DTS/DPF 1.2 Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.

PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram

(b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome	
DO 1	Animals are kept at a density that is not beyond the carrying capacity of the land and in a manner that minimises their adverse effects on the environment, local amenity and surrounding development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete

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

Aquaculture

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily

	intended to accommodate sensitive receivers.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 None are applicable.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 None are applicable.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 None are applicable.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward

appropriate distance seaward of the high water mark.	of the high water mark.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 None are applicable.
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	DTS/DPF 2.9 None are applicable.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.
PO 2.11	DTS/DPF 2.11

Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	None are applicable.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 None are applicable.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 None are applicable.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.
PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2 None are applicable.
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 None are applicable.

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof	DTS/DPF 2.4 None are applicable.

catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	
Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers:

	(a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1 None are applicable.
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome	
DO 1	

	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2	DTS/DPF 1.2

Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	

PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-

	Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.

PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings,

	permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the

dwelling to which it is ancillary

or

(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d) in the case of a garage or carport, the garage or carport:

(i) is set back at least 5.5m from the boundary of the primary street

(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:

A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser

B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:

(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary

and

(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

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

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

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

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

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

(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

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

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%

	>450 | 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 13.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 13.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 14.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling additions	
PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical

	height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased

	or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.

PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table:

Number of bedrooms	**Minimum internal floor area**
Studio	$35m^2$
1 bedroom	$50m^2$

	2 bedroom	65m^2
	3+ bedrooms	80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.	
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.	
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.	
Communal Open Space		
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.	
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.	
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.	
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.	
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.	
Carparking, access and manoeuvrability		

PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or

common driveways.	rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability	DTS/DPF 28.1 None are applicable.

(d) kerb ramps at pedestrian crossing points.	
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 28.3 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 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 32.1 None are applicable.

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	
PO 1.1	DTS/DPF 1.1

Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5	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.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m

	or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.

PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.

PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.
Landscaping	
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.

appearance of multi-storey buildings.	

Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones
<300 m^2	10 m^2	1.5m	1 small tree / 10 m^2
300-1500 m^2	7% site area	3m	1 medium tree / 30 m^2
>1500 m^2	7% site area	6m	1 large or medium tree / 60 m^2

Tree size and site area definitions	
Small tree	4-6m mature height and 2-4m canopy spread
Medium tree	6-12m mature height and 4-8m canopy spread
Large tree	12m mature height and >8m canopy spread
Site area	The total area for development site, not average area per dwelling

PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3	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 Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the

	primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.
Ancillary Development	
PO 19.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 19.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a

	boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% 201-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 19.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Residential Development - Low Rise	

External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.

Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided

	on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient 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
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.

Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:	DTS/DPF 28.2 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.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least $50m^2$ (c) 2 bedroom dwelling / apartment with a floor area of at least $65m^2$ (d) 3+ bedroom dwelling / apartment with a floor area of at least $80m^2$, and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom.

PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table: **Number of bedrooms** / **Minimum internal floor area** Studio / $35m^2$ 1 bedroom / $50m^2$ 2 bedroom / $65m^2$ 3+ bedrooms / $80m^2$ and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 32.1 Private open space provision may be substituted for communal	DTS/DPF 32.1 None are applicable.

open space which is designed and sited to meet the recreation and amenity needs of residents.	
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.

PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to	DTS/DPF 35.5 None are applicable.

accommodate the safe and convenient access, egress and movement of waste collection vehicles.	
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2	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 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6	DTS/DPF 40.6

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	
PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not	DTS/DPF 42.3 None are applicable.

increase peak flows in downstream systems.	
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 43.1 None are applicable.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

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 incorporate above ground level dwellings	Dwellings at ground level:	15m^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

Forestry

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope

stable to minimise the risk of soil erosion.	exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the *National Parks and Wildlife Act 1972* and/or *Wilderness Protection Act 1992* to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the *National Parks and Wildlife Act 1972* and/or *Wilderness Protection Act 1992*.
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles

	(d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

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 and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following:

	(a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.

PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.
Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries: (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear Boundary Setback	
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 7.1 Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room

	dimension of 2.4m (b) has an aggregate window area of at least 2m^2 facing the primary street
PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3 None are applicable.
PO 8.4 Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	DTS/DPF 8.4 None are applicable.
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF 8.5 None are applicable.
Outlook and amenity	
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 9.2 None are applicable.
Private Open Space	
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table:

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level)		Total area: 24m^2 located behind the building line Minimum adjacent to a living room: 16m^2 with a minimum dimension 3m
Dwelling (above ground level)	Studio	4m^2 / minimum dimension 1.8m
	One bedroom	8m^2 / minimum

		dwelling	dimension 2.1m
		Two bedroom dwelling	11m^2 / minimum dimension 2.4m
		Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.
Visual privacy	
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1	DTS/DPF 12.1

Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2) — Minimum percentage of site <150 — 10% <200 — 15% 200-450 — 20% >450 — 25% (b) at least 30% of land between the road boundary and the building line.
Water Sensitive Design	
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	DTS/DPF 13.1 None are applicable.
Car Parking	
PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m

	(b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	DTS/DPF 16.2 None are applicable.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street	DTS/DPF 17.2 Vehicle access to designated car parking spaces satisfy (a) or (b):

infrastructure or street trees.	(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (a) the gradient 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.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: 1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly 3. minimum car park length of 6m for an intermediate space located between two other parking spaces.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 17.6	DTS/DPF 17.6

Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Storage	
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive

	use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

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

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

Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	DTS/DPF 2.1 None are applicable.
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2	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 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	DTS/DPF 5.1 None are applicable.
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	DTS/DPF 5.2 None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3	DTS/DPF 6.3

Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.
PO 8.3 Wind turbine generators and ancillary development	DTS/DPF 8.3 None are applicable.

<table>
<tr><td>minimise potential for bird and bat strike.</td><td></td></tr>
<tr><td>PO 8.4

Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</td><td>DTS/DPF 8.4

No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</td></tr>
<tr><td>PO 8.5

Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</td><td>DTS/DPF 8.5

None are applicable.</td></tr>
<tr><td colspan="2">Renewable Energy Facilities (Solar Power)</td></tr>
<tr><td>PO 9.1

Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</td><td>DTS/DPF 9.1

None are applicable.</td></tr>
<tr><td>PO 9.2

Ground mounted solar power facilities allow for movement of wildlife by:

(a) incorporating wildlife corridors and habitat refuges
(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</td><td>DTS/DPF 9.2

None are applicable.</td></tr>
<tr><td>PO 9.3

Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</td><td>DTS/DPF 9.3

Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:

<table>
<tr><th>Generation Capacity</th><th>Approximate size of array</th><th>Setback from adjoining land boundary</th><th>Setback from conservation areas</th><th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones[1]</th></tr>
<tr><td>50MW></td><td>80ha+</td><td>30m</td><td>500m</td><td>2km</td></tr>
<tr><td>10MW<50MW</td><td>16ha-<80ha</td><td>25m</td><td>500m</td><td>1.5km</td></tr>
<tr><td>5MW<10MW</td><td>8ha to <16ha</td><td>20m</td><td>500m</td><td>1km</td></tr>
<tr><td>1MW<5MW</td><td>1.6ha to <8ha</td><td>15m</td><td>500m</td><td>500m</td></tr>
</table>
</td></tr>
</table>

	<table><tr><td>100kW<1MW</td><td>0.5ha<1.6ha</td><td>10m</td><td>500m</td><td>100m</td></tr><tr><td><100kW</td><td><0.5ha</td><td>5m</td><td>500m</td><td>25m</td></tr></table> Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.
PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.
Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	

PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
	Temporary Facilities
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from:	DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir

(a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	(b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	DTS/DPF 3.2 None are applicable.

Interface between Land Uses

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General Land Use Compatibility	
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.
Hours of Operation	
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive	DTS/DPF 2.1 Development operating within the following hours:

receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:

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

Class of Development	Hours of operation
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday

Overshadowing

PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities	DTS/DPF 3.3 None are applicable.

(c) the extent to which the solar energy facilities are already overshadowed.	
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4 None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.
PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause	DTS/DPF 4.5 None are applicable.

unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** / **Music noise level** Externally at the nearest existing or envisaged noise sensitive location / Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality	
PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1 None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	

PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes

	(e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971.*

Land Division

Assessment Provisions (AP)

Desired Outcome	
DO 1	Land division: (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b):

	(a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.

PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the	DTS/DPF 4.2 Each allotment can be connected to:

environment.	(a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.

Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2	DTS/DPF 10.2

Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.
PO 10.3 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.3 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome	
DO 1	Marinas and on-water structures are located and designed to minimise the impairment of commercial, recreational and navigational activities and adverse impacts on the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.

PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2	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	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.

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

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome	
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.
PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities: (a) that support the needs of local residents and workers, particularly in underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	DTS/DPF 1.2 None are applicable.

Resource Extraction

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2 None are applicable.
Water Quality	
PO 2.1 Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	DTS/DPF 2.1 None are applicable.
Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.
PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

Site Contamination

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d):

	(a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance

	Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is	DTS/DPF 3.2 None are applicable.

subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial	DTS/DPF 1.2 None are applicable.

vehicle movements through residential streets and adjacent other sensitive receivers.	
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5	DTS/DPF 3.5

Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.

Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to	DTS/DPF 7.1 None are applicable.

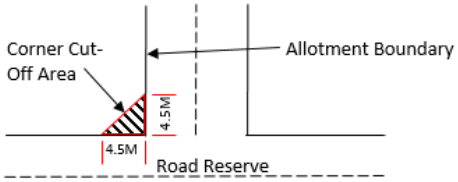
enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)

	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement village	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.

Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m^2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m^2 of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m^2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m^2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m^2 of gross leasable floor area 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 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per $100m^2$ 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
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.
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	Designated Areas

	sum of the car parking rates for each development type.		
	Minimum number of spaces	**Maximum number of spaces**	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 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	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

	over 100 bedrooms		Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per 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
The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following: (a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public	(a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: (i) City of Burnside (ii) City of Marion (iii) City of Mitcham (c) Urban Corridor (Boulevard) Zone (d) Urban Corridor (Business) Zone

transit service(2) (b) is within 400 metres of a bus interchange(1) (c) is within 400 metres of an O-Bahn interchange(1) (d) is within 400 metres of a passenger rail station(1) (e) is within 400 metres of a passenger tram station(1) (f) is within 400 metres of the Adelaide Parklands.	(e) Urban Corridor (Living) Zone (f) Urban Corridor (Main Street) Zone (g) Urban Neighbourhood Zone

[NOTE(S): (1)Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

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

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

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome	
DO 1	

	Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.

PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2	DTS/DPF 7.2

Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome	
DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.

PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	DTS/DPF 1.4 None are applicable.

No criteria applies to this land use. Please check the definition of the land use for further detail.