

<b>DEVELOPMENT NO.:</b>	22011041
<b>APPLICANT:</b>	Construction Services Australia
<b>ADDRESS:</b>	16 BALMORAL ROAD WOODSIDE SA 5244 CT 6265/171
<b>NATURE OF DEVELOPMENT:</b>	Single storey detached dwelling & combined fence & retaining walls (maximum height 3.2m)
<b>ZONING INFORMATION:</b>	<b>Zones:</b> <ul style="list-style-type: none"><li>• Productive Rural Landscape</li></ul> <b>Overlays:</b> <ul style="list-style-type: none"><li>• Hazards (Bushfire - Medium Risk)</li><li>• Hazards (Flooding - Evidence Required)</li><li>• Limited Land Division</li><li>• Mount Lofty Ranges Water Supply Catchment (Area 2)</li><li>• Native Vegetation</li><li>• Prescribed Water Resources Area</li><li>• Traffic Generating Development</li><li>• Urban Transport Routes</li></ul>
<b>LODGEMENT DATE:</b>	6 April 2022
<b>RELEVANT AUTHORITY:</b>	Assessment Panel at Adelaide Hills Council
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2022.6
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	No
<b>RECOMMENDING OFFICER:</b>	Marie Molinaro Statutory Planner
<b>REFERRALS STATUTORY:</b>	Nil
<b>REFERRALS NON-STATUTORY:</b>	Council Engineering

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**ATTACHMENT 1:**      Application Documents

**ATTACHMENT 3:**      Zoning Map

**ATTACHMENT 2:**      Subject Land Map

**ATTACHMENT 4:**      Relevant P&D Code Policies

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### **DETAILED DESCRIPTION OF PROPOSAL:**

The proposal is for the construction of a single storey detached dwelling in the 'Crest Estate' at Woodside. The dwelling will comprise the following:

- Four bedrooms (master with walk-in-robe & ensuite)
- Open plan kitchen, living and dining room with separate study
- Bathroom & laundry
- Rear verandah under main roof
- Double garage under main roof.
- The floor area of the dwelling is approximately 267 square metres
- The walls of the dwelling will be Austral 'Alloy' (light grey) brickwork, with rendered grey front facade
- The roof of the dwelling will be Colorbond 'Wallaby' (mid-grey)
- The dwelling has a wall height of 3m and overall building height of 5.5m to the roof peak, incorporating at 22.5 degree roof pitch
- The dwelling is setback:
  - 9m from the front boundary
  - 1m from the nearest side boundary
  - 12.5 from the rear boundary
- Earthworks associated with the proposal are approximately 1.5m of cut and 1m.5 of fill.
- Retaining walls to a maximum height of 1.6m are required to support the earthworks along part of each side boundary. A maximum height 1.8m Colorbond fence will be attached to the top of the retaining walls.
- Earthworks at the rear of the dwelling are to be battered towards the rear boundary.
- Approximately 5 exotic tree species are marked for removal.
- An existing cross-over to Balmoral Drive will be altered to suit the location of the driveway.

The application documents are included as ***Attachment 1 – Application Documents.***

### **BACKGROUND:**

As the applicant is acting on behalf of the land owner who is a Council staff member, the Assessment Manager has determined that CAP is the relevant authority per the Council Planning Development & Infrastructure Act delegations.

The 'Crest Estate' was approved via preceding land division application 17/1123/473 - 1 allotment into 139 allotments.

Prior to the land division the 'Crest Estate' was one large allotment containing 81 dwellings with associated community facilities used as housing in association with the adjoining Woodside Army Barracks, and then as accommodation forming the Inverbrackie Detention Centre.

Older dwellings used in association with the Woodside Army Barracks and as part of the Inverbrackie Detention Centre still remain and are located throughout the Estate.

## SUBJECT LAND & LOCALITY:

### Site Description:

**Location reference:** 16 BALMORAL ROAD, WOODSIDE SA 5244

**Title ref.:** CT 6265/171 **Plan Parcel:** D128824 AL107 **Council:** ADELAIDE HILLS COUNCIL

The subject land is a regular, rectangular shaped allotment with an area of 790 square metres. It has a frontage of 18m and depth of 42m.

The land is on the western, high side of Balmoral Road with an approximate slope of 1 in 8.

Balmoral Road is a sealed Council roadway with upright kerb & guttering. The kerbing in front of the site has already been cut-out to provide a driveway cross-over.

Scattered mature exotic trees are located at the rear of the land. There is existing low-level galvanised iron fencing on the side and rear boundaries.

There are no easements or other restrictions listed on the Certificate of Title.

### Locality

The subject land is located within the 'Crest' residential estate. The estate contains a mix of older existing dwellings used in association with the adjoining Woodside Army Barracks and forming part of the Inverbrackie Detention Centre, recently approved dwellings many of which are currently under construction and vacant allotments.

Dwellings in the estate are all detached and are typically single storey of brick or lightweight cladding construction with Colorbond or tiled roofs. Residential allotments in the estate range in size from around 550-1400 square metres in area.

The two adjoining allotments on either side of the subject land are developed with older existing dwellings. Older dwellings in the 'Crest Estate' generally have larger front setbacks compared to the more recent dwellings.

A Council reserve is located at the rear of the land.

The 'Crest Estate' is serviced by mains water and sewer supply, with underground power supply.

The subject land is identified on **Attachment 2 – Subject Land** and the Zoning is shown on the map in **Attachment 3 – Zoning Map**.

### CONSENT TYPE REQUIRED:

Planning Consent

### CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  - Detached dwelling: Code Assessed - Performance Assessed
  - Retaining wall: Code Assessed - Performance Assessed
  - Fences: Code Assessed – Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
  - Code Assessed - Performance Assessed

- **REASON**

No elements of the proposal are listed as Accepted, Deemed to Satisfy or Restricted in the Planning & Design Code so the application defaults to being a Performance Assessed type of development.

## **PUBLIC NOTIFICATION**

Public notification was not required as dwellings are specifically listed in Table 5 procedural matters of the Productive Rural Landscape Zone as being excluded from public notification.

Combined fence & retaining wall structures are not specifically listed in Table 5 procedural matters of the Productive Rural Landscape Zone, however in this case the two proposed combined fence & retaining wall structures, one on each side boundary were considered to be of a minor nature only, and would not unreasonably impact the owners/occupiers of the adjoining sites, as such public notification was not required.

## **AGENCY REFERRALS**

Nil

## **INTERNAL REFERRALS**

- Council Engineering

Advised that there are no objections to the proposed alterations to the driveway cross-over, subject to a condition – see condition 3.

## **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 4 – Relevant P&D Code Policies**.

## Productive Rural Landscape Zone

Desired Outcomes	
DO1	A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape
DO2	A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity
DO3	The creation of local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & DTS/DPF1.1, PO2.2 & DTS/DPF2.2, PO5.1 & DTS/DPF5.1, PO5.2 & DTS/DPF5.2 & PO11.1	

PO5.1, DTS/DPF5.1 and PO5.2 & DTS/DPF5.2 relate directly to dwellings.

PO5.1 seeks for dwellings to not compromise the use of the land, or adjoining allotments for primary production or tourism development due to a proliferation of dwellings. Whilst Performance Outcome 5.1 relates directly to the proposed development type, it is not considered to be applicable to development in the Crest Estate, as it is an anomaly in the zone.

PO5.2 seeks for dwellings to be designed and sited to maintain a pleasant natural and rural character and amenity. In this regard DTS/DPF5.2 gives building height and setback guidance. The proposal is a single storey design which complies in part with DTS/DPF5.2, however the minimum setback of 40m to all site boundaries is not met. Nonetheless, this setback is not achievable due to the size of the land, and again this is as the Crest Estate is an anomaly in the zone.

The setbacks provided though are however consistent with other dwellings in the locality, so are considered to be satisfactory.

The proposed dwelling is brick construction with Colorbond xx roof which is a colour scheme considered to blend with the rural setting of the Crest Estate and other dwellings.

Earthworks do not exceed 1.5m, and mainly consist of excavation at the rear of the land which will be obscured by the dwelling. Combined fence & retaining wall structures to support the excavation are partly required on both side boundaries, but are considered to be an improvement on the existing low-level galvanised iron fencing.

## Overlays

### Hazards (Bushfire – Medium Risk) Overlay

Desired Outcomes	
DO1	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
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1, PO2.1, PO3.1, PO3.2 & DTS/DPF3.2, PO3.3, PO5.2 & DTS/DPF5.2 & PO5.3	

A 2,000L water supply for fire-fighting in accordance with Ministerial Building Standard MBS008 – Designated bushfire prone areas – additional requirements is provided.

Balmoral Drive is a sealed Council roadway, and roadways within the Crest Estate were specifically designed to meet CFS access requirements.

The proposal is consistent with the Hazards (Bushfire – Medium Risk) Overlay.

#### Hazards (Flooding – Evidence Required) Overlay

Desired Outcomes	
DO1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & DTS/DPF1.1	

The land is on the high side of the road, and the finished floor level is more than 300mm above top of kerb as per DTS/DPF1.1

The proposal is consistent with the Hazards (Flooding – Evidence Required) Overlay.

#### Limited Land Division Overlay

Desired Outcomes	
DO1	The long term use of land for primary production is maintained by minimising fragmentation through division of land

This overlay is not directly relevant to the proposal.

#### Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Desired Outcomes	
DO1	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) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1, PO2.4 & DTS/DPF2.4, PO3.9 & DTS/DPF3.9 & PO4.1	

Stormwater will be directed to the sealed roadway with upright kerb & guttering, and the land is connected to mains sewer.

The proposal is consistent with the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay.

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 (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & DTS/DPF1.1	

Vegetation to be cleared on the land is exotic tree species. No native vegetation is required to be removed.

The proposal is consistent with the Native Vegetation Overlay.

Prescribed Water Resources Area Overlay

Desired Outcomes	
DO1	Sustainable water use in prescribed surface water resources areas maintains the health and natural flow paths of watercourse

This overlay is not directly relevant to the proposal as the DTS/DPF criteria relates to activities that require water allocation licenses from Landscape South Australia such as horticulture, forestry and new dams or alterations to existing dams.

Traffic Generating Development

Desired Outcomes	
DO1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users
DO2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes

This Overlay does not directly relate to this proposal.

Urban Transport Routes

Desired Outcomes	
DO1	Safe and efficient operation of Urban Transport Routes for all road users
DO2	Provision of safe and efficient access to and from Urban Transport Routes

This Overlay does not directly relate to this proposal.

## General Development Policies

### Clearance from Overhead Powerlines

Desired Outcomes	
DO1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & DTS/DPF1.1	

The Clearance for Overhead Powerlines policy module is not relevant to the proposal as electricity supply is underground in the Crest Estate.

### Design

Desired Outcomes	
DO1	<p>Development is:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) Durable – fit for purpose, adaptable and long standing</li> <li>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</li> <li>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</li> </ul>
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO8.1 & DTS/DPF8.1, PO8.2 & DTS/DPF8.2, PO8.5, PO9.1, PO11.1 & DTS/DPF11.1, PO11.2 & DTS/DPF11.2, PO12.1 & DTS/DPF12.1, PO14.1 & DTS/DPF14.1, PO15.1, PO17.1 & DTS/DPF17.1, PO19.1 & DTS/DPF19.1, PO19.4 & DTS/DPF19.4 & PO20.1	

With regard to DO1a) the proposal is considered to be contextual as it will positively contribute to character of the immediate area. The proposed dwelling design, scale and setbacks are typical with the Crest Estate.

The dwelling design includes living rooms with outlook to Balmoral Drive, and the entrance is readily visible from the roadway.

The driveway gradient does not exceed 1 in 4, and Council Engineering have consented to the proposed modifications to the existing cross-over subject to a condition.



There is ample private open space provided at the rear of the dwelling, in excess of Design Table 1 – Private Open Space (POS).

POS at the rear is mainly shown as being as a slope batter, as the owner does not yet know how they want to develop the rear yard. They are aware though that further excavation resulting in retaining wall structures exceeding 1m in height will require separate Development Approval.

PO9.1 speaks directly to fences and retaining walls and seeks that they are of a sufficient height to maintain privacy and security without impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.

The combined fence & retaining wall on the northern side boundary is partly retaining fill to a maximum height of 1.6m. This is not considered to impact the visual amenity of the adjoining property as it abuts the driveway and carport area of the dwelling on the adjoining site.

In addition, the combined structure has a maximum height of 3.2m for a length of 4m, which is considered minor in the context of the 42m length boundary. The proposed fencing is considered to be an improvement on the appearance of the current fencing.

The proposal is consistent with the Design policy module.

#### Infrastructure and Renewable Energy Facilities

Desired Outcomes	
DO1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazards, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO11.2 & DTS/DPF11.2 & PO12.1 & DTS/DPF12.1	

The land is connected to mains water, sewer and electricity.

The proposal complies with the Infrastructure and Renewable Energy Facility policy module.

#### Interface between Land Uses

Desired Outcomes	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO3.1 & DTS/DPF3.1, PO3.2 & DTS/DPF3.2 & PO3.3	

The POs and DTS/DPF criteria of the Interface between Land Uses policy module all speak to overshadowing, which is not applicable to this single storey dwelling proposal.

With regard to the general Desired Outcome the design of the proposal is considered to mitigate adverse effect on neighbouring development. It is a single storey design, primarily cut into the land and with similar setbacks to the dwellings on the adjoining allotments.

The land use at the rear is a Council reserve but not used for any formal purposes, so there are no expected land use conflicts through noise or light spill.

#### Site Contamination

Desired Outcomes	
DO1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been subject to site contamination
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & DTS/DPF1.1	

Site contamination was considered as part of the preceding land division application. No further site investigations were required.

The proposal complies with the Site Contamination policy module.

#### Transport, Access and Parking

Desired Outcomes	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO5.1 & DTS/DPF5.1	

The dwelling is provided with a double garage, which complies with Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements for a detached dwelling as set-out in DTS/DPF5.

The garage is setback more than 5.5m from the front boundary, which will also provide the option of off-street visitor car parking.

#### **CONCLUSION**

The proposal is for a single storey detached dwelling in the residential Crest Estate, which is in the Productive Rural Landscape Zone.

The proposal does not comply with all the relevant zone provisions directly relating to dwelling development; however, this is because the Crest Estate is an anomaly in the zone.

The proposal is however consistent with existing dwelling development in the Crest Estate in terms of design, scale and siting, which is considered to be more of an applicable/appropriate assessment measure.

The proposal complies with the relevant overlays and general development policy modules.

## 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 22011041 by Construction Services Australia for single storey detached dwelling and combined fence and retaining walls (maximum height 3.2m) at 16 Balmoral Road, Woodside 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) The external finishes to the dwelling herein approved shall be as follows:  
    WALLS: Austral 'Alloy' brickwork with rendered grey facade or similar  
    ROOF: Colorbond 'Wallaby' or similar
- 3) The driveway cross-over shall be a maximum of 6m wide, and shall be constructed in accordance with Council Standards SD11 & 13. Joins between new concrete works and bitumen are to be crack sealed to avoid seepage. Council Standards SD 11 & 13 can be found at: <https://www.ahc.sa.gov.au/Resident/roads-streetscapes-and-works/civil-design-standards>
- 4) All exposed excavations and fill as shown on the approved site plan shall be:
  - a) rounded off and battered to match and blend with the natural contours of the land;
  - b) covered with approximately 100mm of topsoil; and
  - c) planted with grass, shrubs or ground covers to avoid erosion and visual concerns prior to occupation of the approved dwelling to the reasonable satisfaction of Council.
- 5) Prior to construction of the approved development straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during periods of rainfall.
- 6) All roof run-off generated by the development hereby approved shall be directed to a rainwater tank with overflow to the street to the satisfaction of Council within one month of the roof cladding being installed. All roof and hard paved water run-off shall be managed to prevent trespass onto adjoining properties.  
  
Overflow from rainwater tanks is to be directed to the street (via a pump if necessary) or managed on-site to the satisfaction of Council using design techniques to the satisfaction of Council.
- 7) A supply of water independent of reticulated mains supply shall be available at all times for fire-fighting purposes:
  - a minimum supply of 2,000 (two thousand) litres of water shall be available for fighting purposes at all times; and
  - the water supply shall be located such that it provides the required water; and
  - the water supply shall be fitted with domestic fittings (standard household taps that enable an occupier to access a supply of water with domestic hoses or buckets for extinguishing minor fires); and

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

## **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) This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
- 5) A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
  - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
  - b. if an appeal is commenced—
    - i. until the appeal is dismissed, struck out or withdrawn; or
    - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

### **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:** Marie Molinaro  
**Title:** Statutory Planner

I/we certify that I/we have reviewed and understood these plans and agree that any amendments to said plans may incur an administration fee.  
DATE: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
SIGNED: \_\_\_\_\_

SITE AREA = 790m<sup>2</sup>  
DWELLING AREA = 267m<sup>2</sup>  
ROOF AREA = 300m<sup>2</sup>  
SOFT LANDSCAPING = 385m<sup>2</sup>  
SITE COVERAGE = 33.8%  
SITE PERVIOUSNESS = 48.7%  
P.O.S. > 259m<sup>2</sup> (>18.7 x 12.1)

PROVIDE CONCRETE PLINTH TO BOUNDARY AS REQUIRED.

NOTE: B3 REFUSAL ON SILTSTONE @ 2.0m

SEWER LINES ARE INDICATIVE ONLY. REFER TO NOTE 11.

TREES SHOWN IN DASHED LINE TO BE REMOVED.

NEW RETAINING WALL BY OWNER. REFER TO RW1. MAX HEIGHT = 1.1m

NEW RETAINING WALL BY OWNER. REFER TO RW2. MAX HEIGHT = 1.6m

NEW RETAINING WALL BY OWNER. REFER TO RW1. MAX HEIGHT = 1.6m

PROVIDE CONCRETE PLINTH TO BOUNDARY AS REQUIRED.

EXTEND EXISTING CROSSOVER TO SUIT & REINSTATE UNUSED SECTION TO A VERTICAL KERB AS PER COUNCIL SPECIFICATIONS.

⊠ DENOTES A 2,000L NON-COMBUSTIBLE STORAGE RAINWATER TANK DEDICATED TO FIREFIGHTING PURPOSES. TANK TO BE CONNECTED TO MAINS WATER AND TO BE FULL AT ALL TIMES.

**PLEASE NOTE:**  
1. BOUNDARIES SHOWN HEREON (IF ANY) ARE APPROXIMATE ONLY AND HAVE NOT BEEN SURVEYED  
2. REFER TO THE CERTIFICATE OF TITLE FOR EASEMENT DETAILS (IF ANY).  
3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF GINOS CONSULTING ENGINEERS FOR THE PURPOSE OF SITE REDEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
4. NO UNDERGROUND SERVICES HAVE BEEN LOCATED.  
5. CONTOUR INTERVAL 0.2m  
6. TBM100.00 - PAINTMARK ON STORMWATER OUTLET

NOTE: ROOF DOWNPIPES MARKED 'PDP' TO BE DISCHARGED TO 4,000L RAINWATER TANK VIA A SEALED SYSTEM (REFER TO 'SDS'). ALLOW TANK OVERFLOW TO FIREFIGHTING TANK. ALLOW OVERFLOW FROM FIREFIGHTING TANK TO STREET. DISCHARGE OUTLET TO BE A MINIMUM 500mm ABOVE STREET WATERTABLE. ALL REMAINING DOWNPIPES & SURFACE STORMWATER TO BE DISCHARGED DIRECTLY TO STREET WATERTABLE VIA A GRAVITY SYSTEM.

NOTE: This is an engineering survey only and should not be used as a boundary identification survey.

SURVEYED BY: I & C ENGINEERING SURVEYS: DATE: MAR'22

REVISION				
ISSUE	DATE	DESCRIPTION	CHECK	INITIAL
A	MAY'22	RET. WALL HEIGHT AMENDED	THL	CL

ISSUED FOR CONSTRUCTION

**ginos**  
CONSULTING ENGINEERS

452 Pulteney Street, Adelaide SA 5000 Ph (08) 8212 4900  
www.ginosengineers.com.au

PROJECT  
LOT 107 BALMORAL RD  
WOODSIDE  
CLIENT  
CONSTRUCTION SERVICES AUSTRALIA (60309)  
OWNER  
J KRIEG & K PEARSON

DRAWING TITLE  
SITE AND DRAINAGE PLAN  
DO NOT SCALE FROM THIS DRAWING

DRAFTER	DESIGN ENGINEER	REVIEWER
CL	CL	THL
DATE	PROJECT NUMBER	DRAWING SCALE
MAY'22	48152	1:200
DRAWING NUMBER	SHEET SIZE	REV
SR2-1	A3	A

## NOTES

- Setout dimensions provided by builder. Any discrepancies to be reported to this office prior to commencement of siteworks.
- OWNER to peg site prior to construction.
- Stormwater by OWNER and to be installed within 6 months of handover.
- Retaining walls by OWNER.
- Perimeter paving by OWNER and to be installed within 6 months of handover.
- Cover to stormwater pipes in areas of vehicular traffic to be 300mm, elsewhere 150mm.
- This site is classified as Class 'M-D/P'. Flexible connections are necessary for all stormwater and sewer pipes. Lagging required: 20mm
- For construction at or near boundary care must be taken to ensure stability of adjacent structures. Refer to Engineer if in doubt.
- All stormwater disposal to satisfy Council's requirements.
- In accordance with the SA Planning & Design Code, tree/s to be planted by OWNER within soft landscaping area. Tree to be planted distance away from dwelling equivalent to or greater than mature height of tree.
- The sewer run shown on this plan is indicative only. It is shown to determine whether sewer piers are required. Underfloor plumbing to be constructed as per Australian standards. Falls to be checked by builder prior to construction.
- Rainwater tank to be a 4,000L storage rainwater tank to capture 60% of roof stormwater plumbed to a toilet and either the laundry cold water outlets or hot water service.

## LEGEND

- ⊠ paving - refer SRP  
x 99.05 existing spot levels  
~ existing contours  
▤ design batter 1 : 2 (u.n.o.)  
▨ retaining wall as specified  
▤ 100mm wide grated trench  
→ spoon drain & direction of flow  
- - - Ø90 upvc stormwater pipe, min fall 1:200  
- - - Ø90 upvc stormwater pipe (Sealed system)  
- - - sewer pipe, min fall 1:60  
FL design finished floor level  
BL design bench level  
WT design watertable level  
DL design ground / paving level  
TRW design top of retaining wall level  
RWH design retaining wall height  
■ rainwater tank (refer to notes for tank specification)  
● borehole  
⊠ 300 x 300 grated sump (u.n.o.)  
PDP ○ PVC downpipe  
DP ○ selected downpipe  
⊕ grated inlet 90 DIA  
■ block pgs

NOTE: FOR 1st FIX CARPENTERS: ALL DOORS  
POSITIONED TO ALLOW FOR FULL ARCHITRAVE  
SURROUND UNLESS OTHERWISE NOTED

Date.....

Signed.....

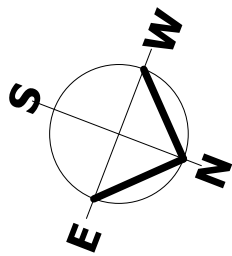
Signed.....

**Kitchen layout has been discussed and confirmed at selections.**

Date .....

Signed .....

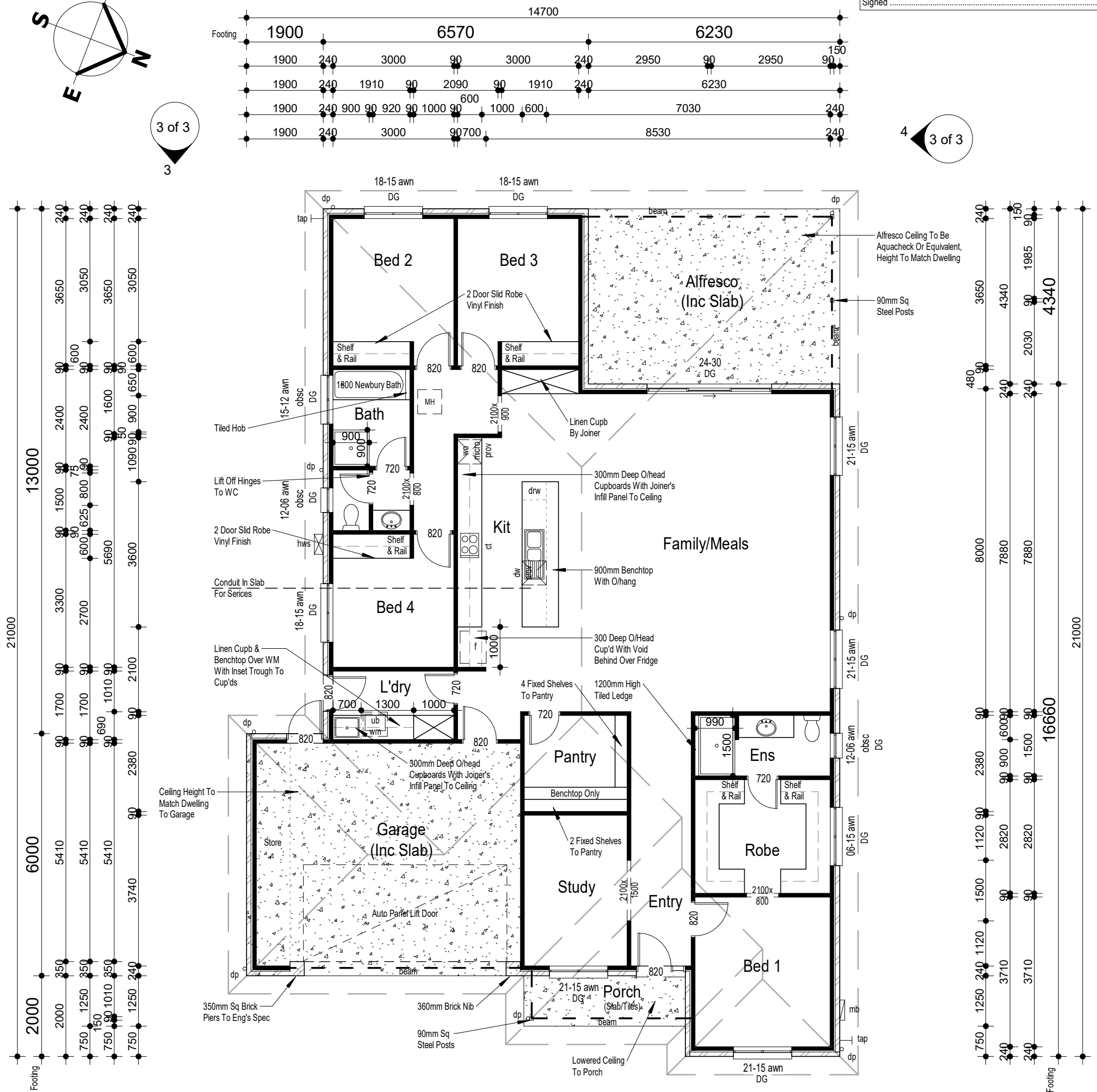
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3 of 3

3

4 3 of 3

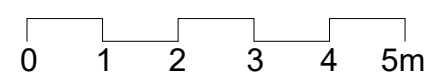


3 of 3  2

1  
3 of 3

## FLOOR PLAN

1:100



Amend	Item	Date	By

MASTER BUILDERS, CONTRACTORS, COMMUNITY PLANNERS

25 NORTH TERRACE, HACKNEY, SA, 5069  
PHONE (08) 8366 0000 FAX (08) 8362 7812  
A.C.N. 007 641 787 B.Lic G8969

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-CAD-

LIVING	195.62 m <sup>2</sup>
PORCH	5.00 m <sup>2</sup>
GARAGE	39.60 m <sup>2</sup>
ALFRESCO	27.04 m <sup>2</sup>
TOTAL	267.26 m <sup>2</sup>
BRICK : Standard	DRAWN : GB
SALES'M : UP	DATE : 17/02/2022
SCALE : 1:100	CHECKED:

MODEL : Myrtle Alfresco Mod (Double Garage)

CLIENT : J. KRIEG & K. PEARSON

Lot 107 Balmoral Road,  
WOODSIDE

Contract Admin:

Selections:

FILE REF No. 5026

JOB No. 60309

SHEET No. 1 of 3

**STATESMAN**  
HOMES

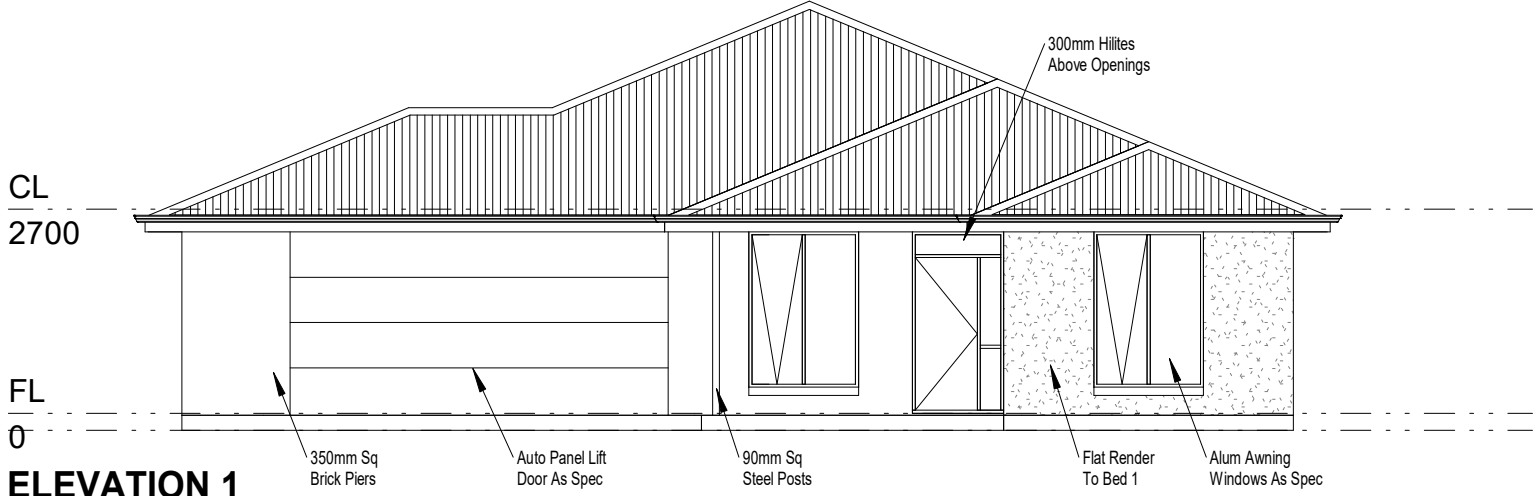
COLORBOND ROOF ON 22.5° PITCH  
450 EAVES

I/we certify that I/we have reviewed and understood these plans and agree that any amendments to said plans may incur an administration fee.

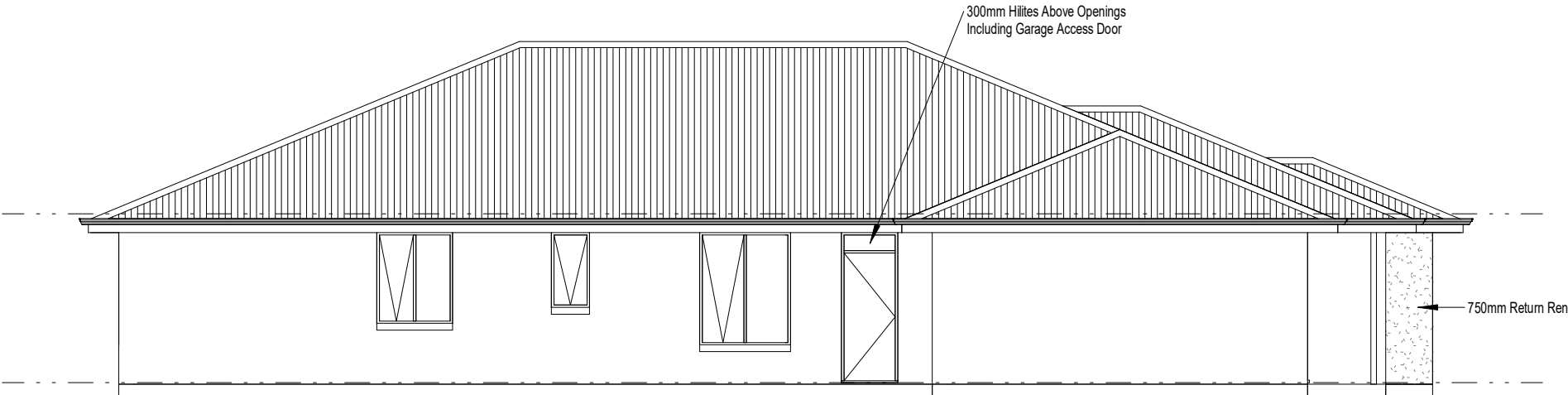
Date.....

Signed.....

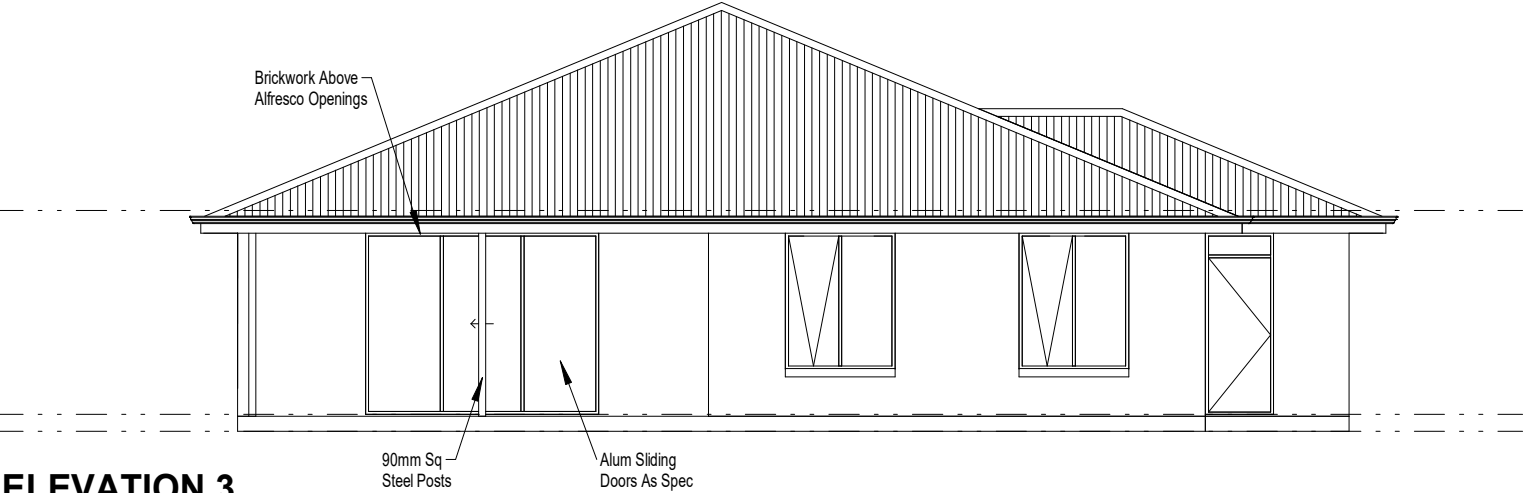
Signed.....



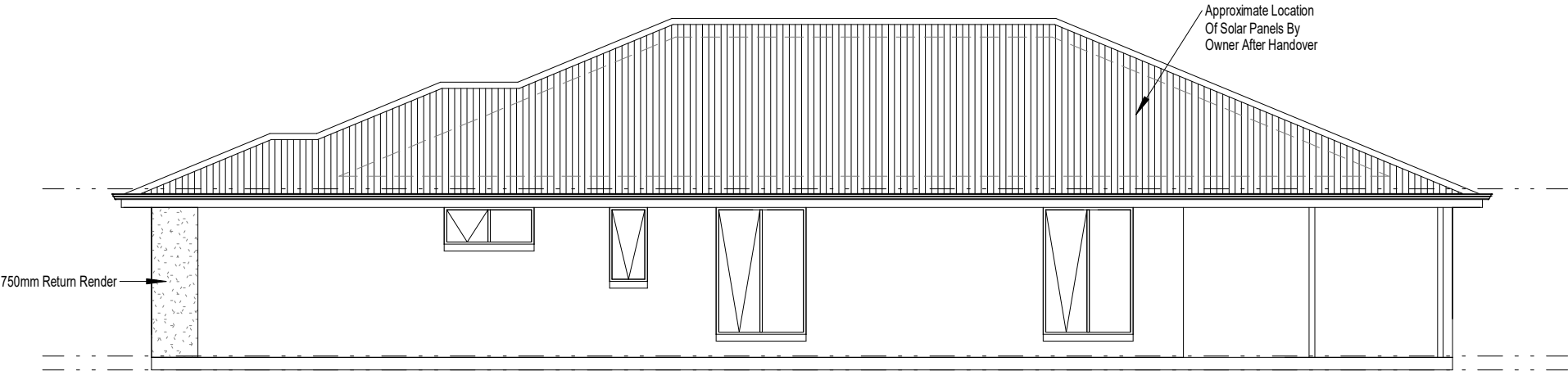
ELEVATION 1



ELEVATION 2

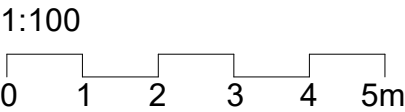


ELEVATION 3



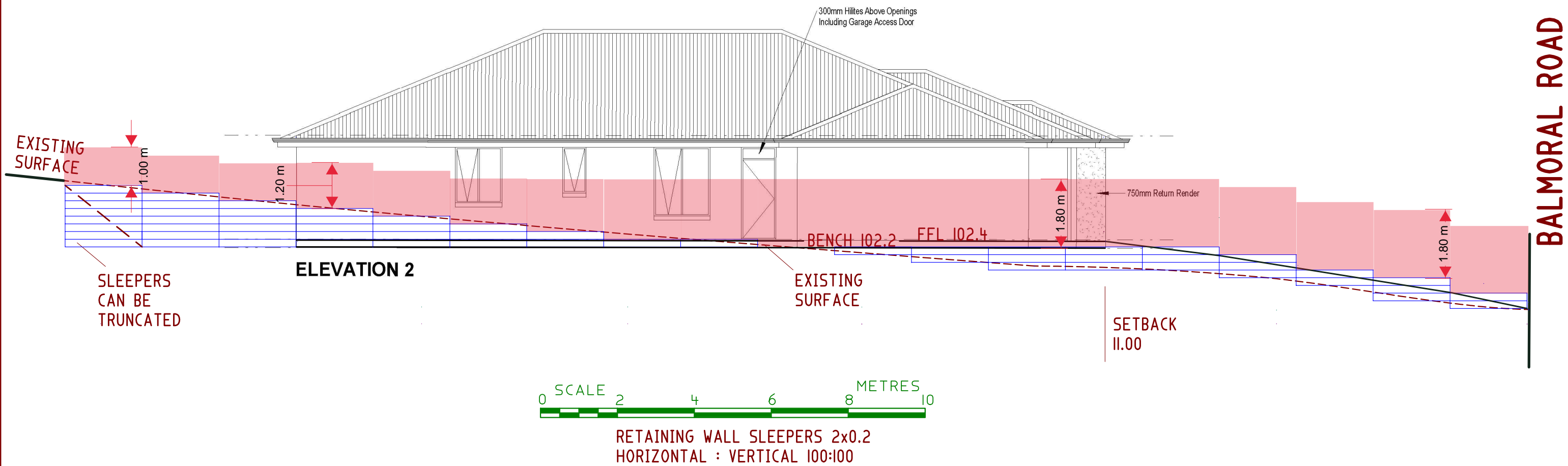
ELEVATION 4

Amend	Item	Date	By



<div>STATESMAN HOMES</div>	MASTER BUILDERS, CONTRACTORS, COMMUNITY PLANNERS	25 NORTH TERRACE, HACKNEY, SA, 5069 PHONE (08) 8366 0000 FAX (08) 8362 7812 A.C.N. 007 641 787 B.Lic G8969	© COPYRIGHT BUILDING TECHNICAL SERVICES PTY LTD  Your commencing to supply the goods and/or services in accordance with these plans will be deemed acceptance of the order and of our terms and conditions which can be viewed on our website	-CAD-	LIVING 195.62 m <sup>2</sup>		MODEL : Myrtle Alfresco Mod (Double Garage)		
					PORCH 5.00 m <sup>2</sup>				
					GARAGE 39.60 m <sup>2</sup>		CLIENT : J. KRIEG & K. PEARSON  Lot 107 Balmoral Road, WOODSIDE		
					ALFRESCO 27.04 m <sup>2</sup>				
					TOTAL 267.26 m <sup>2</sup>				
					BRICK : Standard    DRAWN : GB				
					SALES'M : UP    DATE : 17/02/2022		FILE REF No. 5026    JOB No. 60309    SHEET No. 3 of 3		
					SCALE : 1:100    CHECKED:				

RETAINING WALL SECTIONS  
ALLOTMENT I07/DI28824  
I6 BALMORAL ROAD  
WOODSIDE



GREG BURGESS  
REF 62I9 I6 MAY 2022

ACN I11I99734

Access SDM

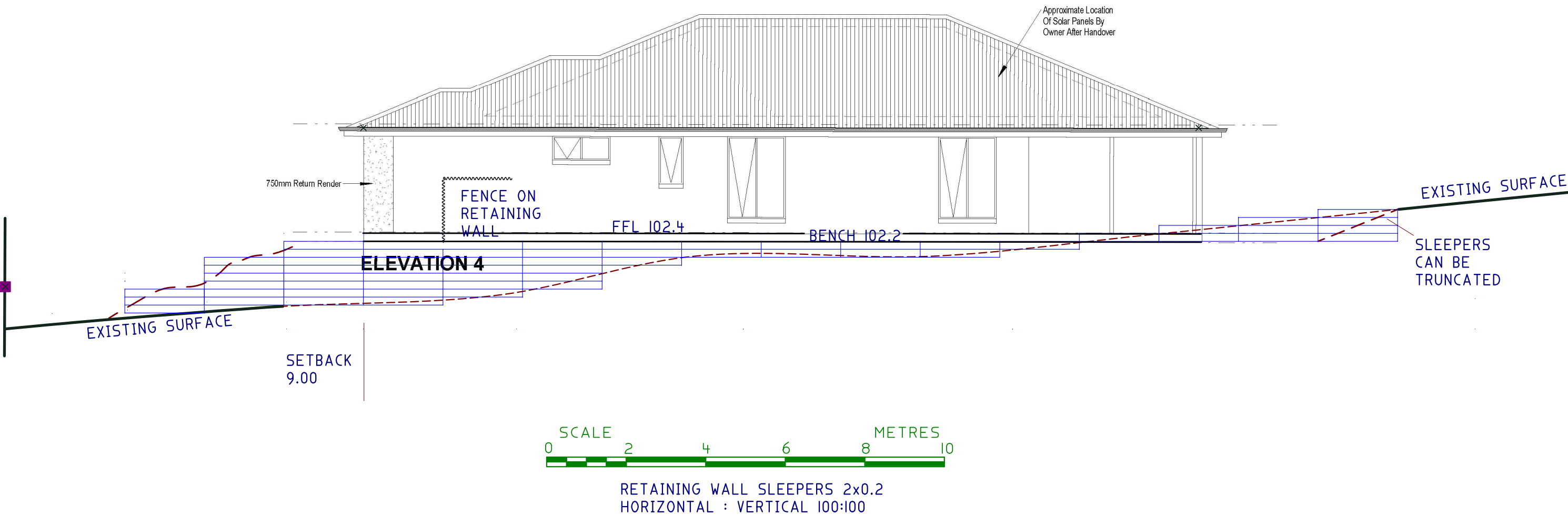
Surveying - Civil Design  
Development - Management

18A Cameron Street, Mount Barker SA 5251  
(08) 8391 3000 surdev@bigpond.net.au



RETAINING WALL SECTIONS  
ALLOTMENT 107/DI28824  
16 BALMORAL ROAD  
WOODSIDE

BALMORAL ROAD



GREG BURGESS  
REF 6219 16 MAY 2022

ACN 111199734

Access SDM



Surveying - Civil Design  
Development - Management


18A Cameron Street, Mount Barker SA 5251  
(08) 8391 3000 surdev@bigpond.net.au

# SELECTION SCHEDULE

Prepared by -  
13/05/2022 10:47

<b>GENERAL:</b>				<b>ELECTRICAL:</b> Venting: Exhaust fans and rangehood ducted to atmosphere			
Wind Cat: N3	Ceiling Height: 2700 mm			Electrical Fittings: Clipsal Classic C2000 (B)	Colour: White		
Roof Pitch: 22.5 °	Eaves: 450 mm	Ceiling: R5.0;R1.5 Garage / alfresco		Phase: Single Phase	NBN / Opticom: Non-smart wiring system Details:		
Insulation: External: R2.5 Glasswool - excl garage	Internal: R1.5			Two x communication points - Cat6 - REFER TO ELECTRICAL PLAN (for location and additional points requested)			
Underfloor: -	Cornice: 90mm Tempo (G)			One x lead in conduit as specified by NBN to point nominated from external PCD - premises connection device			
<b>BUSHFIRE REQUIREMENTS (IF APPLICABLE):</b> Rating: BAL 12.5				One x lead in phone cable placed in lead in conduit, to be connected where the NBN is not currently available or to be used as a draw wire for NBN fibre cabling			
External Doors must be fitted with							
a) weather strips or draught excluders prevent build-up of burning debris beneath door;							
b) tight-fitting screen doors with corrosion resistant steel, bronze or aluminum mesh (maximum aperture size of 1.8mm) in accordance with requirements, by builder OR Owner after handover, prior to occupation.							
<b>ROOF COVERING / EXTERNAL DETAILS:</b>				<b>APPLIANCES:</b>			
Roof Covering: Colorbond - Wallaby	Sisalation required: Yes			UB / Wall Oven: <b>Electric - ***SEE NOTES</b>			
Gutters - OG Profile: Colorbond (S)	Colour: Wallaby			Hotplates: Electric - Electrolux EH1645BD - Induction 600mm (G) Ceramic			
C/Bond Fascia : Colorbond (S)	Colour: Wallaby			Rangehood: Electrolux ERI712SA undermount - 720mm (G) Stainless Steel			
C/Bond D/Pipes : N/A				Gas/BBQ Point: No -	L.P.G. Point: No LPG required - Site has Mains Gas		
Windows: Surfmist (B)				<b>KITCHEN:</b> <i>Please note - fridge width dimensions are indicative &amp; are subject to change after final site measure</i>			
Screen - Fly Screens: To windows only and alfresco	Security: <b>yes - ***SEE NOTES</b>			Upstand, End Panels & Plinths: Standard LAM			
GarageDoor: Panel Glide Glacier x 1				B/Fast Bar: 900mm benchtop with overhang	<b>(see notes for further joinery details)</b>		
Colour: Wallaby	Auto Doors: Yes - x 1			Benchtop: Essastone Zinc Gloss - Essastone 20mm arrissed edge (G)			
Rear Garage: No rear garage door	Auto Doors: No			Doors: Laminex Ghostgum Natural Finish - LAM Plain Face with 1mm Square edge			
Colour: N/A				Handles: 046-7854/ Fingergrip	Orientation: Horizontal	—	Fridge Height: 1850 mm
<b>BRICKWORK:</b>				Provisions for:- Microwave: Yes - Wall oven tower 2.7	Fridge Width: 1000 mm		
Type: Render to front - see details - Front Elevation Only				Dishwasher: Yes x2	Option: No Door Included		
Austral Alloy - Remainder of Brickwork				Dishwasher: ** Dishwasher Promotion - GDW14S Stainless Steel, Supply only by builder **			
Piers: Brick	Reveals: -			Sink: Clark Square 35L Flushline Sink overmount - Drainer RHS			
Quions: -	Base Course: -			Tap: Husk Retractable Dual Spray Sink Mixer (S) - Chrome -			
Mortar: Light - White Sand (S)	<b>** Note - Coloured Mortar Fades **</b>			Splashback: Tiled - please see tile selection page			
<b>PAINT - EXTERNAL:</b>				<b>LAUNDRY:</b> Washing Machine Provision Size: 1300			
Gutters: N/A	Fascia: N/A			Benchtop: Laminex Raw Zinc Natural Finish - Double Roll Postform 10:10 (B)			
D/Pipes: PVC (Painted) - Abstract	Eaves: Taubmans Altair (Off White)			Doors: Laminex Ghostgum Natural Finish - LAM Plain Face with 1mm Square edge			
Barge Capping: -	Bargeboard: -			Handles: 046-7853	Orientation: Vertical		
Battens: -	Infills: -			Trough: Clark Linea 45L 1 taphole - Stainless Steel Trough			
Render: Abstract	Canopy: -			Taps: WM = 1/4 turn taps, trough = Verdi sink mixer - Chrome			
Verandah Post: Abstract				<b>BATHROOM:</b> Vanity Drawer Quantity: 0 Recessed Kickers: Yes			
Front Door: Abstract	F/Door Frame: As per doors			Benchtop: Laminex Raw Zinc Natural Finish - Double Roll Postform 10:10 (B)			
Laundry: Abstract	Ext PA Door: Abstract			Doors: Laminex Ghostgum Natural Finish - LAM Plain Face with 1mm Square edge			
Other details: -				Handles: 046-7852	Orientation: Horizontal	—	
<b>PAINT - INTERNAL:</b>				Mirror: Full width of vanity (B) Polished Edge			
Type: Taubmans Easycoat Flat 2 Coat System (Lightly wipeable)				Basin: Carboni II Inset (S) - 1 - White – Std chrome waste & white plug (B) - Tapholes 1			
Walls: High Cloud NH 81 - -	Ceiling & Cornices: White			Bath: BATH - Newbury 1800mm bath incl overflow kit - White - Chrome waste & Pop-Up Plug (S)			
Skirting / Aves: As per walls (Semi Gloss)	Doors: As per walls (Semi Gloss)			Taps: <b>*SEE NOTES* - Chrome</b>	Accessory Style: - - -		
<b>EXTERNAL DOORS / FURNITURE :</b>				Accessories: Towel Rail - - - Toilet Roll Holder - - - Hand Towel Holder - -			
Front Door: PSLM202 - Primed Clear Glaze	Side/Highlight: Clear Glass			Soap Dish - N/A - Other - -			
Front Door Handle: G2 Angular Leverset - Double cyl - Satin Chrome				Shower Screen: MILAN semi-framed pivot door - Bright Natural - Clear Glass (S) 1950mm			
Laundry Door: Flush panel door	External PA Door: Flush panel door			Toilet Pan/Cistern: Clark Round BTW Suite (S) - White			
Deadlocks: G4 545 - single cyl - stainless steel x2	Patio Bolts: - -			Centre Floor Grate: Square Stainless Steel			
Deadlock Locations: Garage Access Door & Laundry Door				Shower Floor Grate: Square Stainless Steel			
Other details: Garage access door = Leverset - Bela Square Rose - Satin Chrome				Linen: LAM Plain Face - 1mm Square	Handles: 046-7854		
<b>INTERNAL DOORS / FURNITURE / MOULDINGS:</b>				Linen Doors: Laminex Ghostgum Natural Finish	Orientation: Vertical		
Int. Doors: DECO3S x10 - Wall stop 6203 -				<b>ENSUITE:</b> Vanity Drawer Quantity: 1 Recessed Kickers: Yes			
Int. Hardware: Leverset - Bela Square Rose - Satin Chrome - -				Benchtop: Laminex Raw Zinc Natural Finish - Double Roll Postform 10:10 (B)			
Skirting: MDF - 90mm Single Bevel (S)	Aves: MDF - 70mm Single Bevel (G)			Doors: Premium White Suedette Matt Finish - KT3 PVC "Barossa" profile with Arrissed edge			
<b>HOT WATER SERVICE:</b>				Handles: 046-7852	Orientation: Horizontal	—	
HWS Type: Natural Gas - Non-Condensing Continuous flow 26L 26ENA				Mirror: Full width of vanity (S) Polished Edge			
Connection: Mains - 26L per min Gas Continuous Flow	Controls: No control pads			Basin: Carboni II Inset (S) - 1 - White – Std chrome waste & white plug (B) - Tapholes 1			
<b>PAVING / STORMWATER:</b> ROOF STORMWATER - By Owner - after Handover				Bath: N/A			
Driveway: By Owner after Handover	Paths: By Owner after Handover			Taps: <b>*SEE NOTES* - Full Chrome</b>	Accessory Style: - - -		
Crossover: Excluded	Verandah: Tiled	Carport / Garage: Slab		Accessories: Towel Rail - - - Toilet Roll Holder - - - Hand Towel Holder - N/A			
<b>SERVICES:</b>				Soap Dish - - - Other - -			
U/G Electrical: By Builder	Water: By Builder			Shower Screen: MILAN semi-framed pivot door - Bright Natural - Clear Glass (B) 1850mm			
Sewer: By Builder	Septic: Not Applicable			Toilet Pan/Cistern: Clark Round BTW Suite (S) - White			
Garden Taps: 2	Water Point to Fridge Provision: Yes		Site Pegging :Yes - by Builder	-			
Termite Treatment: Plumbing points & Perimeter				Shower Floor Grate: Square Stainless Steel			
<b>AIR CONDITIONING:</b>				<b>ADDITIONAL BATHROOM:</b> Vanity Drawer Quantity: 0 Recessed Kickers: No			
Details: Climat Daikin Inverter FDYAN140 Kw 16.5/14.0 (H/P 6.0) Ducted Reverse Cycle Air Conditioning - Single Phase with 10n outlets and 6 zones. Outdoor unit location: as per layout dated 27/04/22				Bench: - - -			
<b>FLOOR COVERINGS:</b>				Doors: - - - with - edge			
Carpet: Universe Celeste (Cat 2)	Supplier: Carpet Call			Handle: -	Orientation: -		
Extent: Beds 1, 2, 3 & 4 (inc robes/WIR)				Mirror: - -			
Vinyl/Timber: Toorak Maritime (Cat 2)	Supplier: Discount City Carpets			Basin: - - - - - Tapholes -			
Extent: Entry, Study, Pantry, meals/family, kitchen & rear passage				Bath: - - N/A			
Details: -				Taps: - -	Accessory Style:		
<b>STAIRS:</b>				Accessories: Towel Rail - - - Toilet Roll Holder - - - Hand Towel Holder - -			
Treads: -				Soap Dish - - - Other - -			
Handrail: -				Shower Screen: -			
Baluster: -				Toilet Pan/Cistern: - - -			
Nosing: -				<b>ROBES:</b> Standard Shelf & Rail to include 4 Drawers and 3 Fixed Shelves (G) x3 Bed 1 Wir & Bed 3			
<b>RAINWATER / DUAL WATER:</b>				Bed 1: WIR	Colour: -	Trim: -	
***Rainwater bypass loop to be capped off in brickwork as close as possible to the location of the rainwater tank on the site plan. PLUMBED TO MAIN BATHROOM WC and LAUNDRY TROUGH.				Bed 2: Sliding - Mirror/Vinyl	Colour: Mirror/Aegean Glacier	Trim: White	
				Bed 3: Sliding - Mirror/Vinyl	Colour: Mirror/Aegean Glacier	Trim: White	
				Bed 4: Sliding - Vinyl	Colour: Aegean Glacier	Trim: White	
				Bed 5 -	Colour: -	Trim: -	

<b>NOTES:</b>		<b>***ENSUITE TAPWARE:</b>		<b>***SECURITY DOOR NOTES:</b>	
<b>***ELECTRICAL:</b>		1) Basin - Round Square Basin Mixer C		1) Alu - gard to front door	
1) Husk 400mm Pendant in matt white/ash - supplied by beacon - installed by builder		2) Shower - Round Square Wall Mixer C with Quatro rail shower			
2) Orion 2 light up/down external wall bracket in charcoal - supplied by beacon - installed by builder					
3) LED downlights - white round					
<b>***HOT WATER SERVICE NOTES:</b>		<b>***KT3 PANTRY DETAILS:</b>			
1) Electric - Airoheat heat pump 250L unit		1) Benchtop - 10:10 Double Roll - Laminex Raw Zinc Natural Finish			
<b>***KT3 NONSTANDARD KITCHEN NOTES:</b>		2) Joinery - Laminex Ghostgum Natural Finish			
1) Overhead cupboards flushline, colour to underside		3) Handles - 046-7854 - Horizontal			
2) increase overheads to 400mm		4) 4 Fixed Shelves - Standard White Melamine			
3) 240-240-240 drawers - refer plans		5) Heights: 500, 900, 1300, 1700 AFL			
<b>***BATHROOM TAPWARE:</b>		6) 2 Fixed Shelves - Standard White Melamine			
1) Basin - Round Square Basin Mixer C		7) Heights: 1300, 1700 AFL			
2) Bath - Round Square Wall Mixer with Round Square 1800mm outlet C		8) additional plumbing point			
3) Shower - Round Square Wall Mixer C with Quatro rail shower		9) Clark Square 35L Flushline Sink overmount 1 taphole			
		10) Splashback - 1001983 - 100x300 (Cat 1) - Square lay - horizontal			
		<b>***KITCHEN OVEN NOTES:</b>			
		1) Electrolux EVE614DSD (600mm Electric)			
				Amend	Item
				Date	By

	MASTER BUILDERS, CONTRACTORS, COMMUNITY PLANNERS 25 NORTH TERRACE, HACKNEY SA 5069 PHONE (08) 8366 0000 FAX (08) 8362 7812 A.C.N. 007 641 787 B.Lic G8969 © COPYRIGHT BUILDING TECHNICAL SERVICES PTY LTD		MODEL:	<b>Myrtle Alfresco Mod (Double Garage)</b>	
			CLIENT:	<b>Jonathon Michael Krieg &amp; Kimberley Pearson Lot 107 Balmoral Road, WOODSIDE</b>	
			JOB NO.	<b>60309</b>	DATE: <b>27/04/2022</b>

Revision 18/02/2022

-CAD-

Your commencing to supply the goods and/or services in accordance with these plans will be deemed acceptance of the order and of our terms and conditions available on our website.

First Av

Balmoral Rd

Nature





First Av

Saladonia Av

PRuL

Baltimore Rd

40m

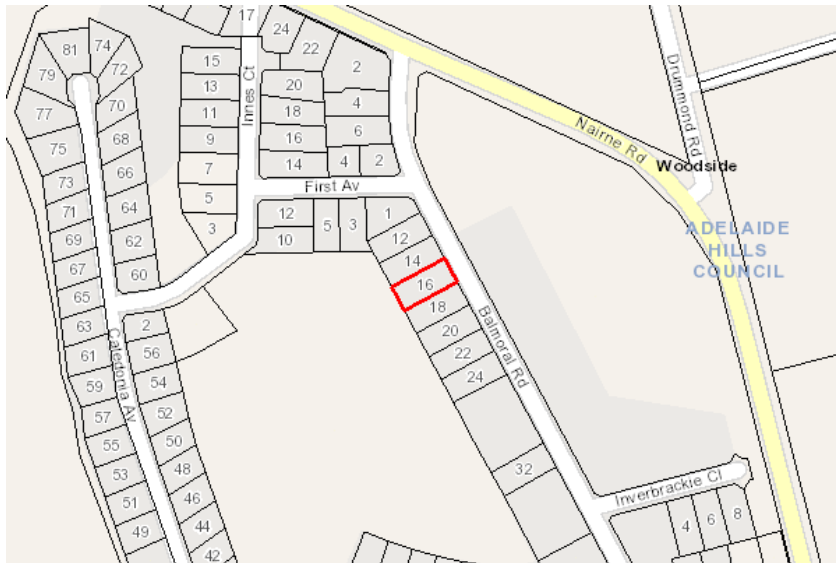


16 BALMORAL RD WOODSIDE SA 5244

Address:

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

Overlay

- Hazards (Bushfire - Medium Risk)
- Hazards (Flooding - Evidence Required)
- Limited Land Division
- Mount Lofty Ranges Water Supply Catchment (Area 2)
- Native Vegetation
- Prescribed Water Resources Area
- Traffic Generating Development
- Urban Transport Routes

Zone

Productive Rural Landscape

Selected Development(s)

Detached dwelling

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Property Policy Information for above selection

Detached dwelling - Code Assessed - Performance Assessed

## Part 2 - Zones and Sub Zones

### Productive Rural Landscape Zone

#### Assessment Provisions (AP)

Desired Outcome	
DO 1	A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.
DO 2	A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity.
DO 3	Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) Advertisement</li> <li>(b) Agricultural building</li> <li>(c) Brewery</li> <li>(d) Carport</li> <li>(e) Cidery</li> <li>(f) Distillery</li> <li>(g) Dwelling</li> <li>(h) Dwelling addition</li> <li>(i) Farming</li> <li>(j) Function centre</li> <li>(k) Horse keeping</li> <li>(l) Horticulture</li> <li>(m) Industry</li> <li>(n) Low intensity animal husbandry</li> <li>(o) Outbuilding</li> <li>(p) Shop</li> <li>(q) Small-scale ground mounted solar power facility</li> <li>(r) Tourist accommodation</li> <li>(s) Transport distribution</li> <li>(t) Verandah</li> <li>(u) Warehouse</li> <li>(v) Winery</li> <li>(w) Workers' accommodation</li> </ul>
Siting and Design	
<p>PO 2.1</p> <p>Development is provided with suitable vehicle access.</p>	<p>DTS/DPF 2.1</p> <p>Development is serviced by an all-weather trafficable public road.</p>

<p>PO 2.2</p> <p>Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.</p>	<p>DTS/DPF 2.2</p> <p>Buildings:</p> <ul style="list-style-type: none"> <li>(a) are located on a site with a slope not greater than 10% (1-in-10)</li> <li>(b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level.</li> </ul>
Dwellings	
<p>PO 5.1</p> <p>Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.</p>	<p>DTS/DPF 5.1</p> <p>Dwellings:</p> <ul style="list-style-type: none"> <li>(a) are located on an allotment with an area not less than:</li> <li>(b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities</li> <li>(c) will not result in more than one dwelling on an allotment.</li> </ul> <p>In relation to DTS/DPF 5.1, in instances where:</p> <ul style="list-style-type: none"> <li>(d) more than one value is returned, refer to the <i>Minimum Dwelling Allotment Size Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</li> <li>(e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met.</li> </ul>
<p>PO 5.2</p> <p>Dwelling are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.</p>	<p>DTS/DPF 5.2</p> <p>Dwellings:</p> <ul style="list-style-type: none"> <li>(a) are setback from all allotment boundaries by at least 40m</li> <li>(b) do not exceed 2 building levels and 9m measured from the top of the footings</li> <li>(c) have a wall height no greater than 6m.</li> </ul>
<p>PO 5.3</p> <p>Development resulting in more than one dwelling on an allotment supports ageing in place for the owner of the allotment or multi-generational management of farms in a manner that minimises the potential loss of land available for primary production.</p>	<p>DTS/DPF 5.3</p> <p>Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied:</p> <ul style="list-style-type: none"> <li>(a) it is located within 20m of an existing dwelling</li> <li>(b) share the same utilities of the existing dwelling</li> <li>(c) will use the same access point from a public road as the existing dwelling</li> <li>(d) it is located on an allotment not less than 40ha in area</li> <li>(e) will not result in more than two dwellings on an allotment.</li> </ul>
Built Form and Character	

PO 11.1  Large buildings designed and sited to reduce impacts on scenic and rural vistas by:  (a) having substantial setbacks from boundaries and adjacent public roads (b) using low reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	DTS/DPF 11.1  None are applicable.
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### Table 5 - Procedural Matters (PM) - Notification

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

#### Interpretation

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) building work on railway land (f) carport (g) demolition (h) dwelling (i) dwelling addition (j) farming (k) horse keeping (l) internal building work (m) land division (n) outbuilding (o) private bushfire shelter (p) protective tree netting structure	None specified.



<ul style="list-style-type: none"> <li>(q) replacement building</li> <li>(r) retaining wall</li> <li>(s) solar photovoltaic panels (roof mounted)</li> <li>(t) shade sail</li> <li>(u) swimming pool or spa pool</li> <li>(v) temporary accommodation in an area affected by bushfire</li> <li>(w) tree damaging activity</li> <li>(x) verandah</li> <li>(y) water tank.</li> </ul>	
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) industry</li> <li>(b) store</li> <li>(c) warehouse.</li> </ul>	<p>Except development that does not satisfy any of the following:</p> <ul style="list-style-type: none"> <li>1. Productive Rural Landscape Zone DTS/DPF 4.1</li> <li>2. Productive Rural Landscape Zone DTS/DPF 4.3.</li> </ul>
<p>4. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> <li>1. the demolition of a State or Local Heritage Place</li> <li>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ul>
<p>5. Function centre within The Cedars Subzone.</p>	<p>None specified.</p>
<p>6. Function centre.</p>	<p>Except function centre that does not satisfy Productive Rural Landscape Zone DTS/DPF 6.6.</p>
<p>7. Horticulture.</p>	<p>Except horticulture that does not satisfy any of the following:</p> <ul style="list-style-type: none"> <li>1. Productive Rural Landscape Zone DTS/DPF 3.1(d)</li> <li>2. Productive Rural Landscape Zone DTS/DPF 3.1(e).</li> </ul>
<p>8. Shop within The Cedars Subzone.</p>	<p>None specified.</p>
<p>9. Shop.</p>	<p>Except shop that does not satisfy any of the following:</p> <ul style="list-style-type: none"> <li>1. Productive Rural Landscape Zone DTS/DPF 6.1</li> <li>2. Productive Rural Landscape Zone DTS/DPF 6.2.</li> </ul>
<p>10. Tourist accommodation within The Cedars Subzone.</p>	<p>None specified.</p>
<p>11. Tourist accommodation.</p>	<p>Except tourist accommodation that does not to satisfy any of the following:</p> <ul style="list-style-type: none"> <li>1. Productive Rural Landscape Zone DTS/DPF 6.3</li> <li>2. Productive Rural Landscape Zone DTS/DPF 6.4.</li> </ul>

#### Placement of Notices - Exemptions for Performance Assessed Development

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Part 3 - Overlays

### Hazards (Bushfire - Medium Risk) Overlay

#### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 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.
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.

<p>PO 3.2</p> <p>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.</p>	<p>DTS/DPF 3.2</p> <p>Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) the asset protection zone has a minimum width of at least: <ul style="list-style-type: none"> <li>(i) 50 metres to unmanaged grasslands</li> <li>(ii) 100 metres to hazardous bushland vegetation</li> </ul> </li> <li>(b) the asset protection zone is contained wholly within the allotment of the development.</li> </ul>
<p>PO 3.3</p> <p>Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i>.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>Vehicle Access - Roads, Driveways and Fire Tracks</p>	
<p>PO 5.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> <li>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel</li> <li>(b) evacuation of residents, occupants and visitors.</li> </ul>	<p>DTS/DPF 5.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) driveways: <ul style="list-style-type: none"> <li>(i) do not exceed 600m in length</li> <li>(ii) are constructed with a formed, all-weather surface</li> <li>(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)</li> <li>(iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway</li> <li>(v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway</li> <li>(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)</li> <li>(vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)</li> <li>(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)</li> <li>(ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by</li> </ul> </li> </ul>

	<p>constructing the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>(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:</p> <ul style="list-style-type: none"> <li>A. a loop road around the building or</li> <li>B. a turning area with a minimum radius of 12.5m (Figure 3) or</li> <li>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)</li> </ul> <p>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p>
<p>PO 5.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>

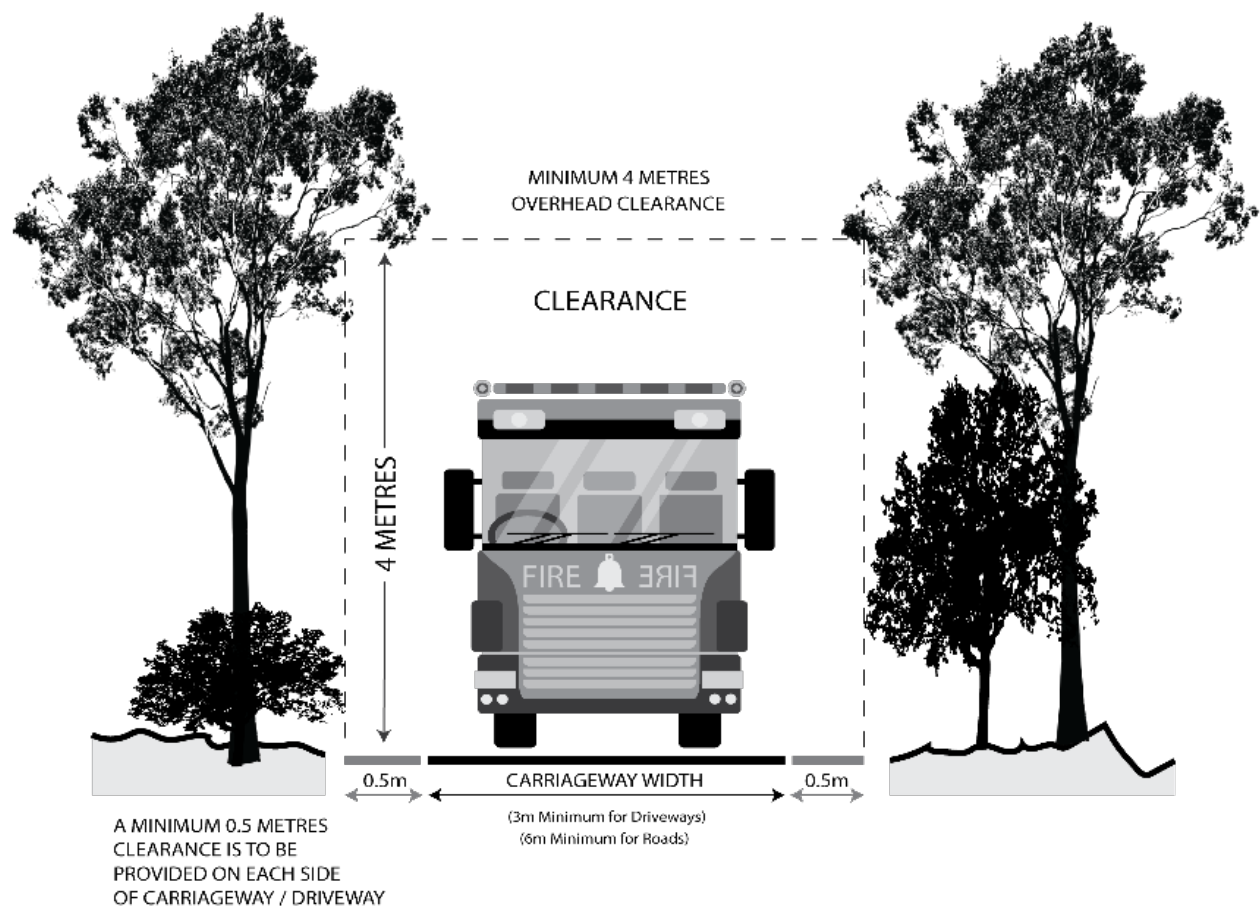
### Procedural Matters (PM) - Referrals

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

<b>Fire Engine and Appliance Clearances</b>
Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

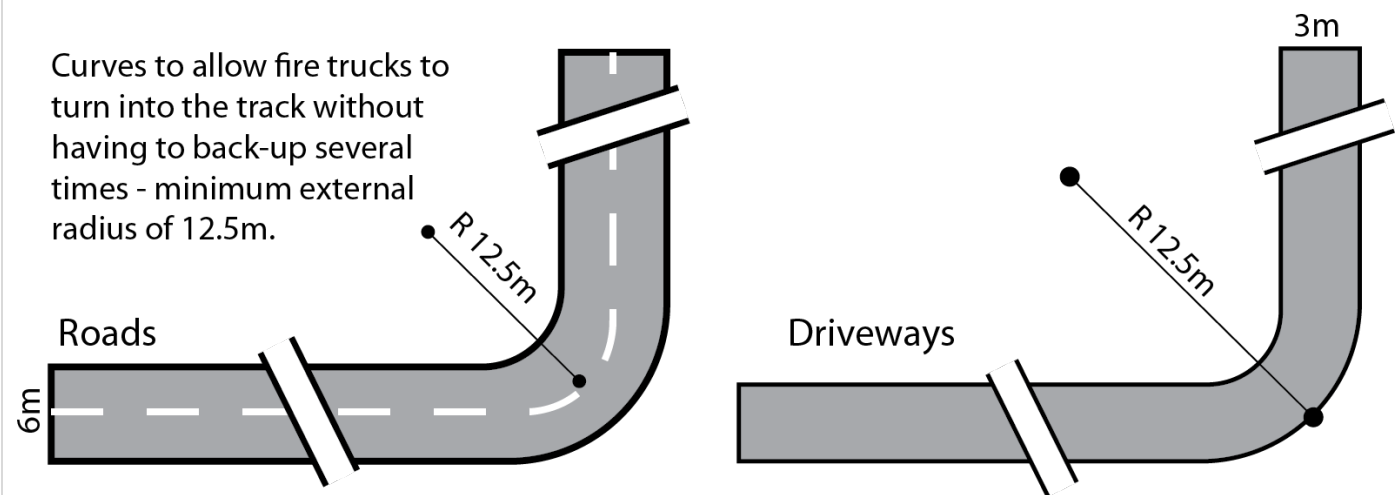


Figure 3 - Full Circle Turning Area

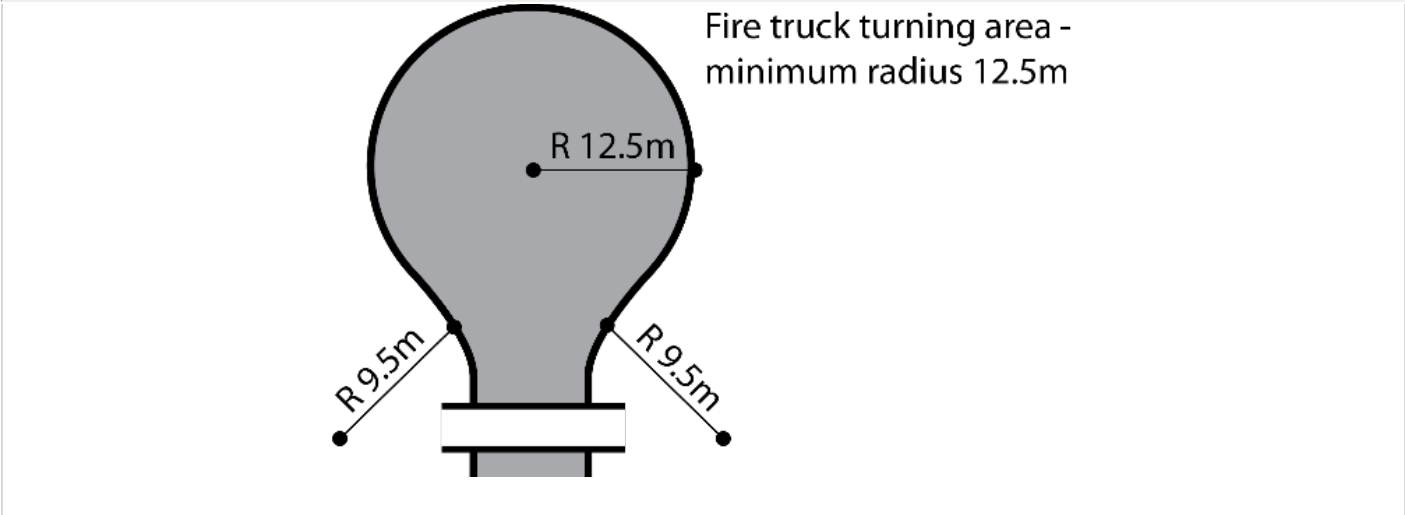
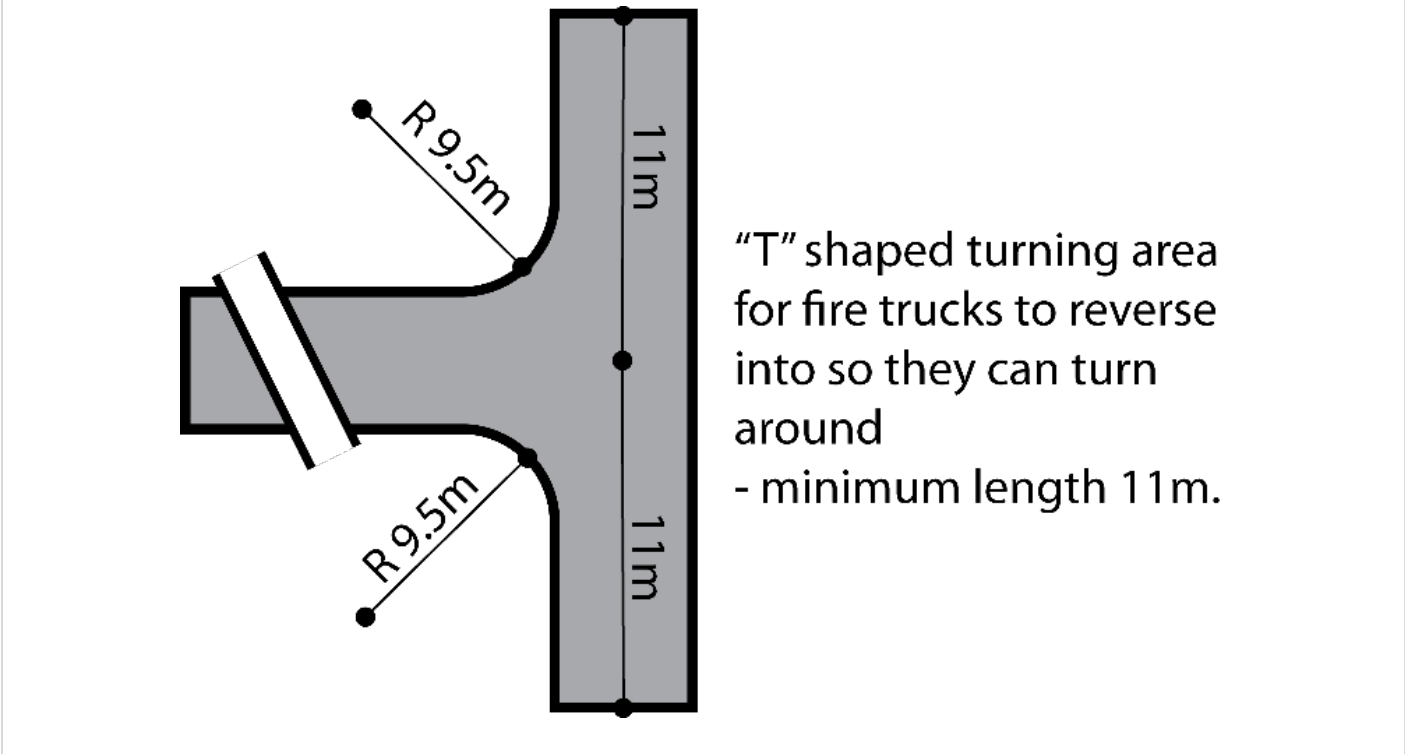


Figure 4 - 'T' or 'Y' Shaped Turning Head



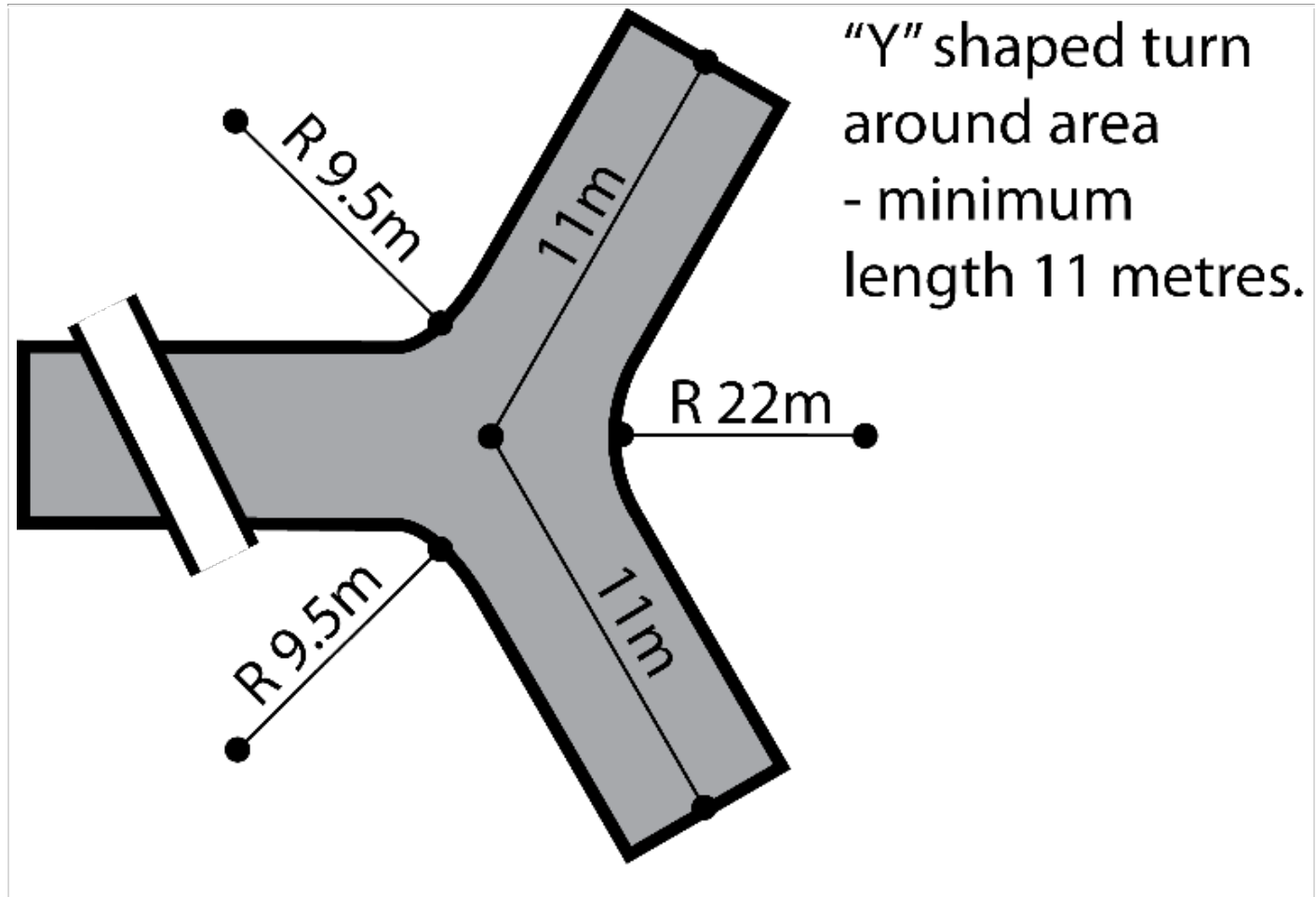
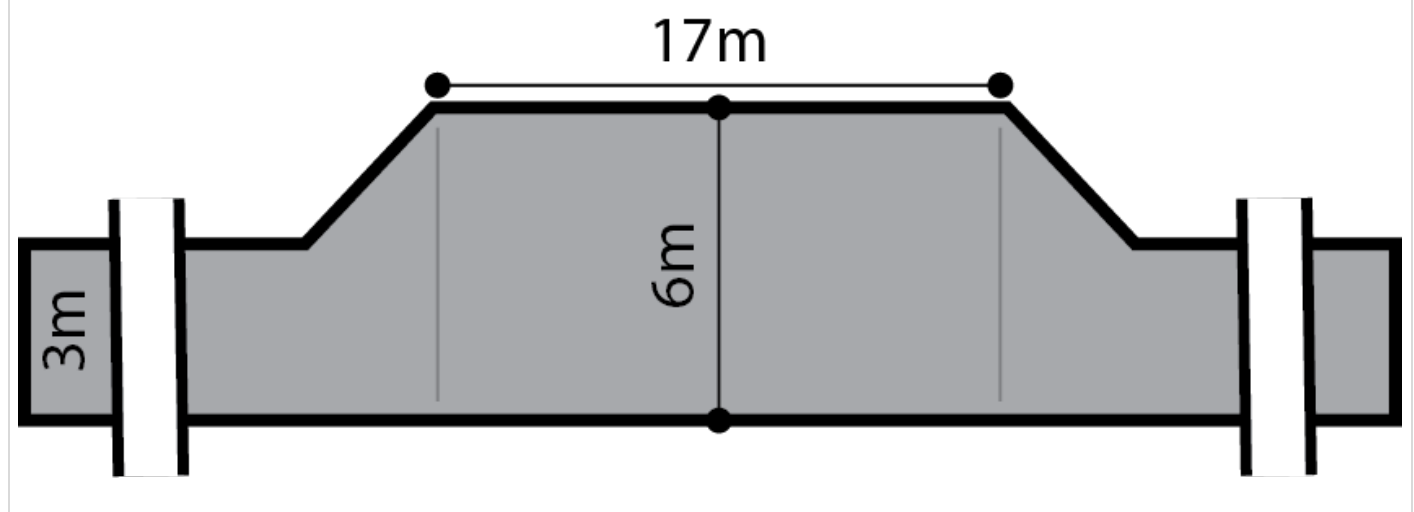


Figure 5 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

**Desired Outcome**

DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:  (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb

**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

**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 water draining from the site to maintain and enhance the role of the catchment as a water supply.	DTS/DPF 1.1 None are applicable.



Wastewater	
<p>PO 2.1</p> <p>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.</p>	<p>DTS/DPF 2.1</p> <p>Development including alterations and additions, in combination with existing built form and activities within an allotment:</p> <ul style="list-style-type: none"> <li>(a) do not generate a combined total of more than 1500 litres of wastewater per day and</li> <li>(b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards</li> </ul> <p>or is otherwise connected to a sewer or community wastewater management system.</p>
<p>PO 2.4</p> <p>Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.</p>	<p>DTS/DPF 2.4</p> <p>Development results in:</p> <ul style="list-style-type: none"> <li>(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</li> <li>or</li> <li>(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.</li> </ul>
<p>PO 2.5</p> <p>Surface and groundwater protected from wastewater discharge pollution.</p>	<p>DTS/DPF 2.5</p> <p>All components of an effluent disposal area are:</p> <ul style="list-style-type: none"> <li>(a) setback 50 metres or more from a watercourse</li> <li>(b) setback 100 metres or more from a public water supply reservoir</li> <li>(c) located on land with a slope no greater than 1-in-5 (20%)</li> <li>(d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table</li> <li>(e) above the 10% AEP flood level.</li> </ul>
Stormwater	
<p>PO 3.1</p> <p>Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Polluted stormwater is treated prior to discharge from the site.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.9</p>	<p>DTS/DPF 3.9</p>

Stormwater from excavated and filled areas is managed to protect water quality.	Excavation and/or filling satisfy all the following: <ul style="list-style-type: none"> <li>(a) is located 50m or more from watercourses</li> <li>(b) is located 100m or more from public water supply reservoirs and diversion weirs</li> <li>(c) does not involve excavation exceeding a vertical height of 0.75m</li> <li>(d) does not involve filling exceeding a vertical height of 0.75m</li> <li>(e) does not involve a total combined excavation and filling vertical height of 1.5m.</li> </ul>
Landscapes and Natural Features	
PO 4.1 Development minimises the need to modify landscapes and natural features.	DTS/DPF 4.1 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
<p>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:</p> <ul style="list-style-type: none"> <li>(a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay</li> <li>(b) function centre with more than 75 seats for customer dining purposes</li> <li>(c) restaurant with more than 40 seats for customer dining purposes</li> <li>(d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door</li> <li>(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)</li> <li>(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)</li> <li>(g) workers' accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid</li> </ul>	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.

<p>planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment)</p> <p>(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)</p>	
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	
<p>PO 1.1</p> <p>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.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <p>(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:</p> <ul style="list-style-type: none"> <li>(i) in connection with a relevant access point and / or driveway</li> <li>(ii) within 10m of a building (other than a residential building or tourist accommodation)</li> <li>(iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control</li> <li>(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</li> </ul> <p>or</p> <p>(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'.</p>
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> <li>(a) significant wildlife habitat and movement corridors</li> <li>(b) rare, vulnerable or endangered plants species</li> <li>(c) native vegetation that is significant because it is located in an area which has been extensively cleared</li> <li>(d) native vegetation that is growing in, or in association with, a wetland environment.</li> </ul>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>

### 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
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Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'.	Native Vegetation Council	To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.	Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
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## 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	
<p>PO 1.1</p> <p>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.</p>	<p>DTS/DPF 1.1</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> <li>(a) land division creating 50 or more additional allotments</li> <li>(b) commercial development with a gross floor area of 10,000m<sup>2</sup> or more</li> <li>(c) retail development with a gross floor area of 2,000m<sup>2</sup> or more</li> <li>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more</li> <li>(e) industry with a gross floor area of 20,000m<sup>2</sup> or more</li> <li>(f) educational facilities with a capacity of 250 students or more.</li> </ul>
<p>PO 1.2</p> <p>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.</p>	<p>DTS/DPF 1.2</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> <li>(a) land division creating 50 or more additional allotments</li> <li>(b) commercial development with a gross floor area of</li> </ul>

	10,000m <sup>2</sup> or more (c) retail development with a gross floor area of 2,000m <sup>2</sup> or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m <sup>2</sup> or more (e) industry with a gross floor area of 20,000m <sup>2</sup> 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 10,000m <sup>2</sup> or more (c) retail development with a gross floor area of 2,000m <sup>2</sup> or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m <sup>2</sup> or more (e) industry with a gross floor area of 20,000m <sup>2</sup> 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 <sup>2</sup> or more (c) retail development with a gross floor area of 2,000m <sup>2</sup> or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m <sup>2</sup> or more (e) industry with a gross floor area of 20,000m <sup>2</sup> 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.

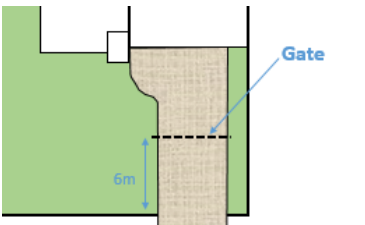
## Urban Transport Routes Overlay

### Assessment Provisions (AP)

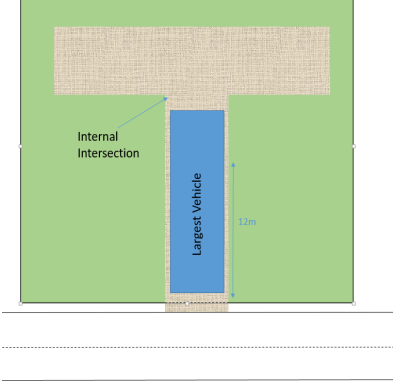
Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from Urban Transport Routes.

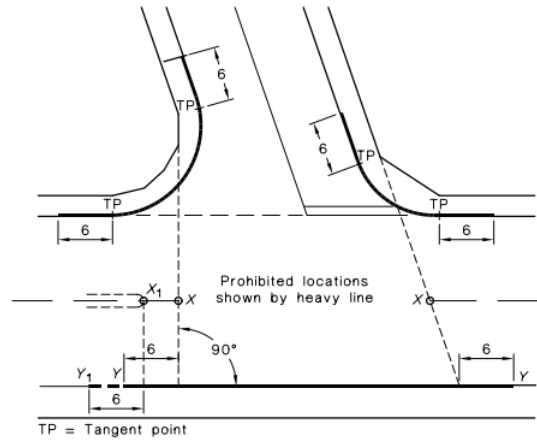
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
<p>PO 1.1</p> <p>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.</p>	<p>DTS/DPF 1.1</p> <p>An access point satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> <li>(a) where servicing a single (1) dwelling / residential allotment: <ul style="list-style-type: none"> <li>(i) it will not result in more than one access point</li> <li>(ii) vehicles can enter and exit the site in a forward direction</li> <li>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees</li> <li>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road</li> <li>(v) it will have a width of between 3m and 4m (measured at the site boundary)</li> </ul> </li> <li>(b) where the development will result in 2 and up to 6 dwellings: <ul style="list-style-type: none"> <li>(i) it will not result in more than one access point servicing the development site</li> <li>(ii) vehicles can enter and exit the site in a forward direction</li> <li>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees</li> <li>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road</li> <li>(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)</li> </ul> </li> <li>(c) where the development will result in 7 or more dwellings, or is a non-residential land use: <ul style="list-style-type: none"> <li>(i) it will not result in more than one access point servicing the development site</li> <li>(ii) vehicles can enter and exit the site using left turn only movements</li> <li>(iii) vehicles can enter and exit the site in a forward direction</li> <li>(iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees</li> <li>(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</li> <li>(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</li> <li>(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</li> <li>(viii) provides for simultaneous two-way vehicle movements at the access:</li> </ul> </li> </ul>

	<p>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</p> <p>and</p> <p>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.</p>
Access - On-Site Queuing	
<p>PO 2.1</p> <p>Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.</p>	<p>DTS/DPF 2.1</p> <p>An access point in accordance with one of the following:</p> <p>(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:</p>  <p>(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:</p> <ul style="list-style-type: none"> <li>(i) is expected to be serviced by vehicles with a length no greater than 6.4m</li> <li>(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)</li> </ul> <p>(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:</p> <ul style="list-style-type: none"> <li>(i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle</li> <li>(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)</li> <li>(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</li> <li>(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:</li> </ul>



	
Access - (Location Spacing) - Existing Access Point	
<p>PO 3.1</p> <p>Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.</p>	<p>DTS/DPF 3.1</p> <p>An existing access point satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> <li>(a) it will not service, or is not intended to service, more than 6 dwellings</li> <li>(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</li> <li>(c) is not located on a Controlled Access Road and development constitutes: <ul style="list-style-type: none"> <li>(i) a change of use between an office &lt;500m<sup>2</sup> gross leasable floor area and a consulting room &lt;500m<sup>2</sup> gross leasable floor area or vice versa</li> <li>(ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment</li> <li>(iii) a change of use from a consulting room or office &lt;250m<sup>2</sup> gross leasable floor area to shop &lt;250m<sup>2</sup> gross leasable floor area</li> <li>(iv) a change of use from a shop &lt;500m<sup>2</sup> gross leasable floor area to a warehouse &lt;500m<sup>2</sup> gross leasable floor area</li> <li>(v) an office or consulting room with a &lt;500m<sup>2</sup> gross leasable floor area.</li> </ul> </li> </ul>
Access – Location (Spacing) – New Access Points	
<p>PO 4.1</p> <p>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.</p>	<p>DTS/DPF 4.1</p> <p>A new access point satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> <li>(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:</li> </ul>



## 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:
- is not located on a Controlled Access Road
  - is not located on a section of road affected by double barrier lines
  - will be on a road with a speed environment of 70km/h or less
  - is located outside of the bold lines on the diagram shown in the diagram following part (a)
  - 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.

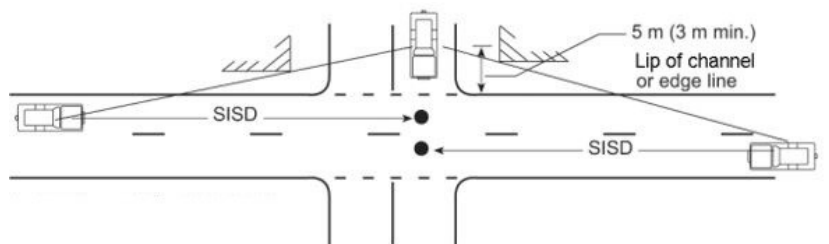
## DTS/DPF 5.1

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

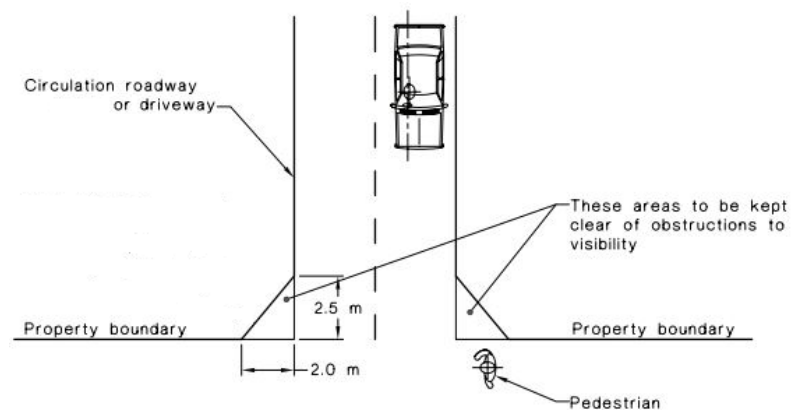
- (a) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

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.

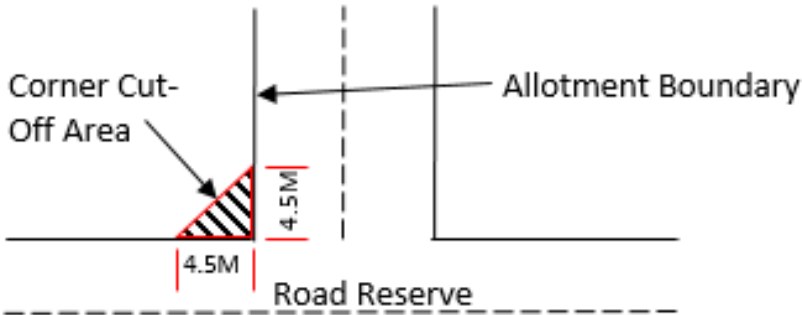
#### Building on Road Reserve

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
<p>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:</p> <ul style="list-style-type: none"> <li>(a) creation of a new access or junction</li> <li>(b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority)</li> <li>(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).</li> </ul>	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

### 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: <ul style="list-style-type: none"> <li>(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</li> </ul>

### Design

#### Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> <li>(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</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
On-site Waste Treatment Systems	

PO 6.1	DTS/DPF 6.1
Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	Effluent disposal drainage areas do not: <ul style="list-style-type: none"> <li>(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</li> <li>(b) use an area also used as a driveway</li> <li>(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.</li> </ul>
Earthworks and sloping land	
PO 8.1	DTS/DPF 8.1
Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	Development does not involve any of the following: <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
PO 8.2	DTS/DPF 8.2
Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): <ul style="list-style-type: none"> <li>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</li> <li>(b) are constructed with an all-weather trafficable surface.</li> </ul>
PO 8.3	DTS/DPF 8.3
Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): <ul style="list-style-type: none"> <li>(a) do not contribute to the instability of embankments and cuttings</li> <li>(b) provide level transition areas for the safe movement of people and goods to and from the development</li> <li>(c) are designed to integrate with the natural topography of the land.</li> </ul>	None are applicable.
PO 8.4	DTS/DPF 8.4
Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	None are applicable.
PO 8.5	DTS/DPF 8.5
Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	None are applicable.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1	DTS/DPF 10.1
Development mitigates direct overlooking from upper level	Upper level windows facing side or rear boundaries shared with a

windows to habitable rooms and private open spaces of adjoining residential uses.	residential allotment/site satisfy one of the following: <ul style="list-style-type: none"> <li>(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</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(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.</li> </ul>
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: <ul style="list-style-type: none"> <li>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace</li> <li>or</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> <li>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</li> <li>or</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>
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: <ul style="list-style-type: none"> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street.</li> </ul>
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.
Garage appearance	
PO 14.1	DTS/DPF 14.1

Garaging is designed to not detract from the streetscape or appearance of a dwelling.	<p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) are set back at least 5.5m from the boundary of the primary street</li> <li>(c) have a garage door / opening not exceeding 7m in width</li> <li>(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.</li> </ul>
Massing	
PO 15.1  The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	<p>DTS/DPF 15.1</p> <p>None are applicable</p>
Private Open Space	
PO 17.1  Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	<p>DTS/DPF 17.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
Car parking, access and manoeuvrability	
PO 19.1  Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	<p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> <li>(a) single width car parking spaces: <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double width car parking spaces (side by side): <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>
PO 19.2  Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	<p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m</li> </ul>
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.	<p>DTS/DPF 19.3</p> <p>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.</p>
PO 19.4	DTS/DPF 19.4



Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	Vehicle access to designated car parking spaces satisfy (a) or (b): <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed: <ul style="list-style-type: none"> <li>(i) is set back 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing</li> <li>(iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.</li> </ul> </li> </ul>
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: <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site</li> </ul>
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: <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</li> </ul>
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): <ul style="list-style-type: none"> <li>(a) are not transportable or</li> <li>(b) the sub-floor space between the building and ground</li> </ul>

	level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
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.
Carparking, access and manoeuvrability	
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.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	<p>Total private open space area:</p> <p>(a) Site area &lt;301m<sup>2</sup>: 24m<sup>2</sup> located behind the building line.</p> <p>(b) Site area ≥ 301m<sup>2</sup>: 60m<sup>2</sup> located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m<sup>2</sup> / with a minimum dimension 3m.</p>
Dwelling (above ground level)	<p>Studio (no separate bedroom): 4m<sup>2</sup> with a minimum dimension 1.8m</p> <p>One bedroom: 8m<sup>2</sup> with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m<sup>2</sup> with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m<sup>2</sup> with a minimum dimension 2.6m</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m <sup>2</sup> , which may be used as second car parking space, provided on each site intended for residential occupation.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
<p>PO 11.2</p> <p>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.</p>	<p>DTS/DPF 11.2</p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) exclusively for domestic use</li> <li>(b) connected to the roof drainage system of the dwelling.</li> </ul>
Wastewater Services	
<p>PO 12.1</p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) it is wholly located and contained within the allotment of the development it will service</li> <li>(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</li> <li>(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.</li> </ul>	<p>DTS/DPF 12.1</p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) the system is wholly located and contained within the allotment of development it will service; and</li> <li>(b) the system will comply with the requirements of the South Australian Public Health Act 2011.</li> </ul>
<p>PO 12.2</p> <p>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.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

## Interface between Land Uses

### Assessment Provisions (AP)

## Desired Outcome

DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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. 35m <sup>2</sup> of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3  Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:  (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3  None are applicable.

## 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.
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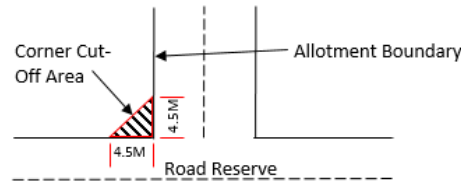
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Ensure land is suitable for use when land use changes to a more sensitive use.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> <li>(a) does not involve a change in the use of land</li> <li>(b) involves a change in the use of land that does not constitute a change to a more sensitive use</li> <li>(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)</li> <li>(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: <ul style="list-style-type: none"> <li>(i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> <li>A. site contamination does not exist (or no longer exists) at the land</li> <li>or</li> <li>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)</li> <li>or</li> <li>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)</li> </ul> </li> <li>and</li> <li>(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).</li> </ul> </li> </ul>

## 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
Vehicle Parking Rates	
<p>PO 5.1</p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) availability of on-street car parking</li> <li>(b) shared use of other parking areas</li> <li>(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</li> <li>(d) the adaptive reuse of a State or Local Heritage Place.</li> </ul>	<p>DTS/DPF 5.1</p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements</li> <li>(b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas</li> <li>(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.</li> </ul>
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>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:</p> 

**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.
<b>Residential Development</b>	
<b>Detached Dwelling</b>	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>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.</p>
<b>Group Dwelling</b>	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.

	<p>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.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
<b>Residential Flat Building</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>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.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
<b>Row Dwelling where vehicle access is from the primary street</b>	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>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.</p>
<b>Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>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.</p>
<b>Semi-Detached Dwelling</b>	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>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.</p>
<b>Aged / Supported Accommodation</b>	
<b>Retirement village</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
<b>Supported accommodation</b>	0.3 spaces per bed.
<b>Residential Development (Other)</b>	
<b>Ancillary accommodation</b>	No additional requirements beyond those associated with the main dwelling.
<b>Residential park</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
<b>Student accommodation</b>	0.3 spaces per bed.
<b>Workers' accommodation</b>	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
<b>Tourist</b>	

<b>Caravan park / tourist park</b>	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
<b>Tourist accommodation</b>	1 car parking space per accommodation unit / guest room.
<b>Commercial Uses</b>	
<b>Auction room/ depot</b>	1 space per 100m <sup>2</sup> of building floor area plus an additional 2 spaces.
<b>Automotive collision repair</b>	3 spaces per service bay.
<b>Call centre</b>	8 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Motor repair station</b>	3 spaces per service bay.
<b>Office</b>	4 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Retail fuel outlet</b>	3 spaces per 100m <sup>2</sup> gross leasable floor area.
<b>Service trade premises</b>	<p>2.5 spaces per 100m<sup>2</sup> of gross leasable floor area</p> <p>1 space per 100m<sup>2</sup> of outdoor area used for display purposes.</p>
<b>Shop (no commercial kitchen)</b>	<p>5.5 spaces per 100m<sup>2</sup> of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>5 spaces per 100m<sup>2</sup> of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p>
<b>Shop (in the form of a bulky goods outlet)</b>	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Shop (in the form of a restaurant or involving a commercial kitchen)</b>	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m<sup>2</sup> of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>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-</p>



	up point.
<b>Community and Civic Uses</b>	
<b>Childcare centre</b>	0.25 spaces per child
<b>Library</b>	4 spaces per 100m <sup>2</sup> of total floor area.
<b>Community facility</b>	10 spaces per 100m <sup>2</sup> of total floor area.
<b>Hall / meeting hall</b>	0.2 spaces per seat.
<b>Place of worship</b>	1 space for every 3 visitor seats.
<b>Pre-school</b>	1 per employee plus 0.25 per child (drop off/pick up bays)
<b>Educational establishment</b>	<p>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.</p> <p>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.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
<b>Health Related Uses</b>	
<b>Hospital</b>	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
<b>Consulting room</b>	4 spaces per consulting room excluding ancillary facilities.
<b>Recreational and Entertainment Uses</b>	
<b>Cinema complex</b>	0.2 spaces per seat.
<b>Concert hall / theatre</b>	0.2 spaces per seat.
<b>Hotel</b>	1 space for every 2m <sup>2</sup> of total floor area in a public bar plus 1 space for every 6m <sup>2</sup> of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
<b>Indoor recreation facility</b>	<p>6.5 spaces per 100m<sup>2</sup> of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m<sup>2</sup> of total floor area for all other Indoor recreation facilities.</p>

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

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

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

- (a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)
- 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		Designated Areas
	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.		
	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:	Capital City Zone  City Main Street Zone  City Riverbank Zone

		<p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>
<b>Non-residential development</b>			
<b>Non-residential development</b> excluding tourist accommodation	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	5 spaces per 100m <sup>2</sup> of gross leasable floor area.	<p>City Living Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street ) Zone</p> <p>Urban Neighbourhood Zone</p>
<b>Non-residential development</b> excluding tourist accommodation	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	6 spaces per 100m <sup>2</sup> of gross leasable floor area.	<p>Strategic Innovation Zone</p> <p>Suburban Activity Centre Zone</p> <p>Suburban Business Zone</p> <p>Business Neighbourhood Zone</p> <p>Suburban Main Street Zone</p> <p>Urban Activity Centre Zone</p>
<b>Tourist accommodation</b>	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	<p>City Living Zone</p> <p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street ) Zone</p> <p>Urban Neighbourhood Zone</p>
<b>Residential development</b>			
<b>Residential component</b>	Dwelling with no separate	None specified.	City Living Zone

<b>of a multi-storey building</b>	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.		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
<b>Residential flat building</b>	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
<p><b>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</b></p> <p>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service<sup>(2)</sup></p> <p>(b) is within 400 metres of a bus interchange<sup>(1)</sup></p> <p>(c) is within 400 metres of an O-Bahn interchange<sup>(1)</sup></p> <p>(d) is within 400 metres of a passenger rail station<sup>(1)</sup></p> <p>(e) is within 400 metres of a passenger tram station<sup>(1)</sup></p> <p>(f) is within 400 metres of the Adelaide Parklands.</p>	<p>(a) All zones in the City of Adelaide</p> <p>(b) Strategic Innovation Zone in the following locations:</p> <p>(i) City of Burnside</p> <p>(ii) City of Marion</p> <p>(iii) City of Mitcham</p> <p>(c) Urban Corridor (Boulevard) Zone</p> <p>(d) Urban Corridor (Business) Zone</p> <p>(e) Urban Corridor (Living) Zone</p> <p>(f) Urban Corridor (Main Street ) Zone</p> <p>(g) Urban Neighbourhood Zone</p>

[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.]