

Council Assessment Panel

Meeting Agenda

Monday, 23 August 2021, at 5.30 pm, Colonel Light Room, Town Hall, Adelaide.

Panel Members

Presiding Member – Mr Mark Adcock

Panel Member – Councillor Arman Abrahamzadeh

Specialist Members – Mr Marc Duncan, Ms Colleen Dunn and Prof Mads Gaardboe

Deputy Panel Member – Mr Julian Rutt

Opening and Acknowledgment of Country

At the opening of the Panel Meeting, the Presiding Member will state:

'The City of Adelaide Council Assessment Panel acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

Meeting Agenda

1. Confirmation of Minutes – 26/7/2021 [CAP]

That the Minutes of the Electronic meeting of the City of Adelaide Council Assessment Panel held on 26 July 2021, be taken as read and be confirmed as an accurate record of proceedings.

2. Declaration of Conflict of Interest

3. Applications assessed under Development Act 1993 (SA) with Representations [One]

3.1	<u>Subject Site</u>	<u>81-83 Lefevre Terrace, North Adelaide SA 5006 [Page 3]</u>
	Application No.	DA/114/2021
	Proposal	Alterations and two storey addition to rear of dwelling including basement garage/store, verandah and new masonry fencing
	Application	Assessed on Merit
	Representations	Listed to be Heard – Yes
	Recommendation	Development Plan Consent be Granted

4. Applications assessed under PDI Act 2016 (SA) with Representations [One]

4.1	<u>Subject Site</u>	<u>16 Allen Place, Adelaide SA 5000 [Page 59]</u>
	Development No.	21010019
	Nature of Development	Demolition of portion of existing dwelling, construction of single storey addition with verandah
	Application	Code Assessed - Performance Assessed
	Representations	Listed to be Heard – Yes
	Recommendation	Planning Consent be Granted

5. Applications assessed under Development Act 1993 (SA) without Representations – Nil

6. Applications assessed under PDI Act 2016 (SA) without Representations - Nil

7. Other Applications - Nil

8. Other Business

8.1 Other Business listed in Agenda - Nil

8.2 Other Business raised at Panel Meeting

8.3 Next Meeting - 27 September 2021

9. Exclusion of the Public from attendance to Receive, Discuss or Consider Information/Matter on a Confidential Basis (If required)

10. Confidential Matters (If any)

11. Closure

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CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL ON 23/8/2021

Item	3.1
Address	81-83 Lefevre Terrace, North Adelaide SA 5006
Proposal	Alterations and two storey addition to rear of dwelling including basement garage/store, verandah and new masonry fencing, DA/114/2021 [DA] (PC) [CAP]
Applicant	Mr T Syrianos
Relevant Development Plan	30 April 2020
Lodgement Date	22 Feb 2021
Zone / Policy Area	North Adelaide Historic (Conservation) Zone – Lefevre Policy Area 7
Public Notification	Category 2
Application Type	Application Assessed on Merit
Delegations Policy	Unresolved Representations
Recommendation	Development Plan Consent Be GRANTED

ATTACHMENTS

Plans and Supporting Information

- Proposal Plans 1 – 16
- Site Levels and Drainage Layout 17
- Site Survey 18
- Traffic Report 19 – 20
- Heritage Impact Statement 21 – 29
- Certificate of Title 30 – 32

Comments from Public Notification	33
Applicant Response to Representations	34 – 37

PERSONS SPEAKING BEFORE THE PANEL

Representors

- Mr Bruce and Mrs Julia Hendry of 84 Lefevre Terrace, North Adelaide

Applicant

- Mr Matthew King of URPS on behalf of the applicant
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1. **DESCRIPTION OF PROPOSAL**

- 1.1 Planning consent is sought for the demolition of the existing basement cellar and partial demolition of the dwelling along the south-western façade, internal alteration and construction of a garage, cellar, store and two storey additions to the dwelling.
- 1.2 The garage is proposed on the northern boundary for a length of 9.6 metres. The garage and masonry fence are proposed on the western boundary for a length of 18.4 metres.
- 1.3 The proposed alterations and additions consist of the following elements:
Basement: Garage with three car park spaces, car lift, store and cellar
Ground Floor: Garage with two car park spaces, courtyard, laundry, alteration to bedroom 2
First Floor: Bedroom, ensuite, two terraces and verandah
Outdoor area: Alterations to existing verandah and construction of new masonry fence
- 1.4 The existing Local Heritage Place has an overall height to the ridge of 7.1 metres. The proposed addition will have a maximum height of 6.7 metres.
- 1.5 Vehicular access to the garage will be gained via Ashley Street. A car stacking system provides access to the basement garage.

2. **DEVELOPMENT DATA**

DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
Site Area: 568m²		
Plot ratio	• 0.8	• 0.67
Building height <ul style="list-style-type: none"> • Storeys • Metres (ceiling height) 	<ul style="list-style-type: none"> • 2 storeys • 6 metres (max.) 	<ul style="list-style-type: none"> • 2 storeys • 5.9 metres
Private Open Space (POS) <ul style="list-style-type: none"> • % of total site area / m² 	• 20% / 114m ²	• 32% / 187m ²
Landscaped Open Space (LOS) <ul style="list-style-type: none"> • % of total site area 	• 50%	• 32%
Car parking and Access <ul style="list-style-type: none"> • Number of spaces • Width of garage/carport in relation to the allotment width 	<ul style="list-style-type: none"> • 2 Spaces • No more than 50% of the allotment width 	<ul style="list-style-type: none"> • 5 spaces • 31% of the allotment width

3. **BACKGROUND**

- 3.1 The applicant sought preliminary advice prior to lodgement. The design was generally resolved prior to lodgement with advice focussed on height, bulk and scale, materiality and potential overlooking.
- 3.2 The design was modified to reduce the overall height and ensure appropriate integration with the Local Heritage Place.
- 3.3 During assessment, the proposal was amended to include screening to the upper-level terrace.

- 3.4 As a consequence of public notification, it was identified the existing gutters encroach over the northern allotment boundary.
- 3.5 The applicant was required to provide a survey plan, which confirmed the encroachment. This resulted in the plans being amended to ensure the proposed built form is located within the site boundaries, with previous iterations having the new built form in line with the encroaching gutters.
- 3.6 Amendments were made to the proposed brickwork. The proposed brickwork is supported by Heritage noting the lighter colour provides improved compatibility with the Local Heritage Place.

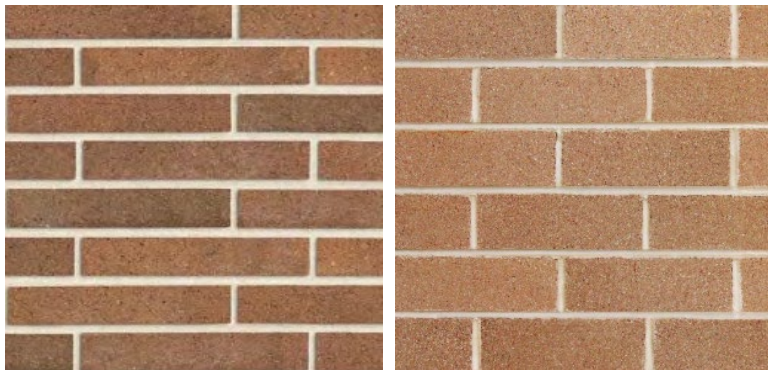


Figure 3.6.1: previously proposed brickwork (left) – proposed brickwork (right)

4. SITE

- 4.1 The subject land has frontage to three public roads: Lefevre Terrace, Gover Street and Ashley Street.
- 4.2 The site is rectangular and contains a single storey Local Heritage listed dwelling.
- 4.3 The site has a frontage of 18.28 metres to both Lefevre Street and Ashley Street and a 31.08 metre frontage to Gover Street.
- 4.4 Vehicle access is proposed to the site from Ashley Street.
- 4.5 A survey plan has identified that existing gutters encroach over the northern boundary.

5. LOCALITY

- 5.1 The locality is entirely residential in nature, with built form varying between one and two storeys in height.
- 5.2 The immediate locality comprises a single storey dwelling to the north, a two storey dwelling to the west and the Park Lands to the east on the opposite side of Lefevre Terrace. Allotment sizes vary within the locality.
- 5.3 There are several Local Heritage Places in the locality.









KEY			
	Subject Site		Local Heritage Place
NAH(C)6	North Adelaide Historic (Conservation) Zone, Margaret Street Policy Area 6		State Heritage Place
NAH(C)7	North Adelaide Historic (Conservation) Zone, Lefevre Policy Area 7		Policy Area Boundary
R	Representor		Locality
			Properties Publicly Notified

Photo 1 – Subject site looking north, viewed from Gover Street



Photo 2 – Subject site, viewed along Ashley Street



Photo 3 – Subject site, viewed from Lefevre Terrace looking west



Photo 4 – Adjacent built form at rear of 84 Lefevre Terrace looking east



Photo 5 – Existing development further north on Ashley Street



Photo 6 – Adjacent dwelling at 14 Gover Street



6. **PUBLIC NOTIFICATION**

- 6.1 The proposal is a Category 2 form of development and therefore public notification was undertaken.

Category of Notification	Category 2
Representations Received – 1 wishing to be heard	Mr Bruce and Mrs Julia Hendry of 84 Lefevre Terrace, North Adelaide

Summary of Representations	Applicant Response
Underground car parking	<p>The underground car parking is located below a proposed new double garage accessed from Ashley Street. Vehicles would drive into the new garage and then those vehicles would be taken to the underground car parking via a vehicle lift system.</p> <p>Given its location, this underground car park is not visible to the adjoining land that is under the ownership of the representor nor would it be visible to the adjacent public realm/Ashley Street.</p> <p>It is an efficient and discreet way to provide and position additional off-street car parking so that it does not impact on the locality and heritage character of the existing dwelling.</p>
Building to boundary	<p>The policies relevant to the proposal do not prevent boundary development provided there is no unreasonable impact upon neighbouring land. In this instance the wall is replacing an existing wall and is adjacent another outbuilding as such the impact upon their amenity is minor and acceptable.</p>
Garage access	<p>The proposal does not affect the ability for the representor to access their own garage because the proposal occurs on the subject land and does not block their access.</p> <p>As the proposal is for only additions to a single dwelling the volume of traffic it generates and which will access this garage will be of low intensity such that it will not give rise to any serious or problematic traffic issues for the locality.</p>
Potential water issues	<p>The proposed stormwater management has been designed by PT Design. All stormwater from new roofed areas will be captured and discharged to the street water table.</p>
Overlooking	<p>Overlooking impacts to the representors land have been managed by:</p> <ul style="list-style-type: none"> • Ensuring there are no windows on the upper level/first floor windows that face North. • Incorporating a screen of 1.6 metre high on the deck so it does not have any views to the North.
Potential property damage during construction, dilapidation report	<p>The building will be constructed in accordance with all applicable Australian Standards and engineered by a suitably qualified person/organisation.</p> <p>All structural elements of the proposal, including in relation to the stability of neighbouring land, will be thoroughly considered during the structural design and engineering process such that neighbouring land will not be affected by</p>

	<p>the proposal.</p> <p>The proposal will also be considered structurally during the assessment for Building Rules Consent.</p> <p>A dilapidation report is not necessary for a residential development of this scale and which involves this level of relatively minor (i.e., it is only for a single basement level) excavation.</p> <p>The proposal does not seek to impact upon any fencing/existing walls.</p>
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7. **REQUIRED EXTERNAL REFERRALS**

7.1 No external referrals required

8. **SPECIALIST ADVICE**

8.1 Heritage Advisor

The application has been referred to Council's Heritage Advisor, who provided the following comments:

- The proposed development retains the significant features of the Local Heritage Place as viewed from the public realm, including the building footprint, the eastern and southern facades, the principal roof form and the tall brick chimneys.
- The two storey addition is at the rear of the property in the north-western corner facing Ashley Street. There are several two storey additions in proximity in Ashley Street.
- The upper storey of the proposed addition is set back from Ashley Street by a screened deck. An additional south-facing deck cuts into the existing roof. The addition will be visible from Lefevre Terrace but will have minimal visual impact due to the substantial setback. It will be more visible from Gover Street, with a bulk and scale comparable to the second storey addition on the opposite corner at the rear of 14 Gover Street which also addresses Ashley Street.
- The addition employs contemporary materials that complement the fabric of the Local Heritage Place. The flat roof concealed behind a parapet reduces the scale of the addition and provides a neutral backdrop to the complex roof form of the Local Heritage Place.
- The application is supported as it retains the heritage significance of the Local Heritage Place, historic character of the North Adelaide Historic (Conservation) Zone and the character and historic value of the Lefevre Policy Area.

8.2 Traffic

The application has been referred to Council's Traffic Engineer, who provided the following comments:

- There are no traffic/transport related objections to this development.
- In principle support for the removal/relocation of parking spaces has already been provided to the applicant. This is subject to a separate permit application process.

9. DETAILED ASSESSMENT

9.1 Summary of Policy Area Objectives & Principles

<p>North Adelaide Historic (Conservation) Zone - Lefevre Policy Area 7</p> <p><i>The Lefevre Policy Area should maintain a prime residential frontage overlooking the Park Lands comprising large low density residential buildings designed in a grand manner and set in generous landscaped grounds.</i></p> <p><i>The variety of dwelling types should be retained by the conservation of Heritage Places.</i></p> <p><i>New development should respect the low scale, environmental quality, character and historic value of the Policy Area, incorporating high standards of design, materials and landscaping.</i></p> <p><i>The character of new residential development should be established by low density detached dwellings, semi-detached dwellings, group dwellings or residential flat buildings, all up to a maximum of two storeys, unless a particular dwelling type(s) and/or a lower building height is prescribed for development addressing the primary street frontage, to reinforce the character of the historic built form as described below:</i></p> <p><i>(a) Lefevre Terrace:</i></p> <p><i>The cohesive townscape character of Lefevre Terrace is established by the grand style and setting of nineteenth century terrace houses and Italianate villas, groupings of smaller early twentieth century villas and bungalows.</i></p> <p><i>The terraces and Italianate villas exhibit a high degree of facade articulation and modelling, with richly detailed masonry and cast iron ornamentation. Associated stone and cast-iron boundary walling reinforces the built form qualities of these residences. In contrast, the architectural character and detailing of the adjacent twentieth century villas and bungalows is more restrained.</i></p> <p><i>Development should comprise large detached and semi-detached dwellings or residential flat buildings set in generous landscaped grounds.</i></p> <p><i>The Policy Area should maintain safe and attractive conditions for pedestrians and convenient access to the adjacent Park Lands with pedestrian shelter and amenity provided by trees and a high standard of paving and other landscaping. Landscaping in public places along Lefevre Terrace, Barton Terrace East and Brougham Place should provide a transition between the Policy Area's built form and the informal planting of the Park Lands.</i></p>		
Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Character	<ul style="list-style-type: none"> • Low-scale residential development. • Additional built form sited to the rear, maintaining prevailing historic character to Lefevre Terrace and Gover Street frontages. 	✓
Objectives O1-3	<ul style="list-style-type: none"> • Maintains residential development. 	✓
Form and Character P2-3	<ul style="list-style-type: none"> • Proposes alterations and additions to existing dwelling. • Addition is two building levels excluding basement level. The 5.9 metre ceiling height is under the required 6 metres. 	✓
Plot Ratio P4(a)	<ul style="list-style-type: none"> • Proposed plot ratio of 0.67 satisfies the basic and maximum plot ratio of 0.8. 	✓
Landscaping P7	<ul style="list-style-type: none"> • Refer to Section 9.4 	✗

9.2 Summary of Zone Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
Objectives O1-3	<ul style="list-style-type: none"> The proposed design is discreetly sited in the north-western corner of the site, away from the main façade of the dwelling fronting Lefevre Terrace and Gover Street. 	✓
Form and Character P1-6	<ul style="list-style-type: none"> Refer to Section 9.4. 	✓
Building Height P7-8	<ul style="list-style-type: none"> The overall two storey height limit is achieved. The internal ceiling height of 6 metres is achieved. The addition is located to the rear of the existing building with no adverse impacts on the streetscape, overshadowing or unreasonable privacy impacts on adjoining land. 	✓ ✓
Setbacks P9	<ul style="list-style-type: none"> Refer to Section 9.4. 	✓
Corner Sites P10	<ul style="list-style-type: none"> Achieved. 	✓
Roof Form P11	<ul style="list-style-type: none"> Refer to Section 9.4. 	✓
Fencing P14-16	<ul style="list-style-type: none"> Refer to Section 9.4. 	✓ / ✗
Access and Car Parking P17-23	<ul style="list-style-type: none"> Refer to Section 9.4. 	✓

9.3 Summary of Council Wide Objectives & Principles

Subject DP Ref	Assessment	Achieved ✓ Not Achieved ✗
LOW SCALE RESIDENTIAL DEVELOPMENT		
Building Appearance & Neighbourhood Character O11-12 P17-21	<ul style="list-style-type: none"> Refer to Section 9.4. 	✓
Dwelling Setbacks O13 P22	<ul style="list-style-type: none"> Refer to Section 9.4. 	✓
Building Siting O14 P23-24	<ul style="list-style-type: none"> The siting of the two storey addition in the north-western corner of the site will not create overlooking, overshadowing or impact the ability of adjoining development achieving solar access requirements. 	✓
Daylight & Sunlight O15 P25-27	<ul style="list-style-type: none"> Sunlight will not be reduced for adjoining properties. 	✓
Private Open Space O16 P29-34	<ul style="list-style-type: none"> Achieved. 	✓
Visual & Acoustic Privacy O17 P35-38	<ul style="list-style-type: none"> The west facing upper level deck is fitted with a suitable screen on the northern side to maintain the neighbour's privacy. 	✓
Carports, Garaging & Fencing O18-19 P40-43	<ul style="list-style-type: none"> The proposed garage fronts the minor side street (Ashley Street) and is located behind the dwelling. For fencing, refer to Section 9.4. 	✓
On-Site Parking & Access O20 P44-45	<ul style="list-style-type: none"> Achieved. 	✓
Site Facilities & Storage O21 P46-47	<ul style="list-style-type: none"> Achieved. 	✓

ENVIRONMENTAL		
Crime Prevention through Urban Design O24 P82-83	<ul style="list-style-type: none"> Achieved. 	✓
Energy Efficiency O30 P106-114	<ul style="list-style-type: none"> Achieved. 	✓
Microclimate and Sunlight O33-34 P119-122	<ul style="list-style-type: none"> Achieved, the existing dwelling will maintain suitable access to morning sunlight. 	✓
Stormwater Management O35-39 P126-131	<ul style="list-style-type: none"> Achieved. 	✓
Heritage & Conservation General – P149-155 Demolition – P156-157 Fencing, Garages, Carports & Outbuildings P158-159	<ul style="list-style-type: none"> The proposal maintains the heritage value, physical material and setting of the Local Heritage Place. Refer to Section 9.4. 	✓
Built Form & Townscape O46-48 P167	<ul style="list-style-type: none"> Achieved. 	✓
Height, Bulk and Scale P168-170	<ul style="list-style-type: none"> Achieved. 	✓
Materials, Colours & Finishes P187-190	<ul style="list-style-type: none"> Achieved. 	✓
Landscaping O55 P207	<ul style="list-style-type: none"> The existing landscaping located to the east and south of the dwelling achieves the requirements. 	✓
Car Parking and Access O71-72 P251-257	<ul style="list-style-type: none"> Achieved, five on site car park spaces proposed, there are currently no on-site car park spaces. 	✓

9.4 Detailed Discussion

Built Form and Design

The proposed two storey dwelling additions achieve the two storey maximum height limit applicable to the land. The proposed ceiling height of 5.9 metres does not exceed the 6 metre maximum ceiling height sought by Principle of Development Control (PDC) 3 of Lefevre Policy Area 7.

The development is appropriately located in the north-western corner of the site, the furthestmost point away from the prominent corner frontage. This is consistent with PDC 10 and 11 of the North Adelaide Historic (Conservation) Zone. The development will not be overly apparent when viewed from either Lefevre Terrace or Gover Street and is supported by Council's Heritage Advisor.

The design of the proposed addition has drawn from similar two storey dwelling additions located behind Local Heritage Places at 14 Gover Street and 87 Lefevre Terrace and therefore presents to Ashley Street in a similar and acceptable way. The use of brick for the garage and upper level assists in blending the development with the Local Heritage Place and materiality of adjoining development within the locality.

The proposed garage wall with parapet above is located on the western property boundary abutting Ashley Street which is consistent with the height of the northern adjoining shed/garage, as evident in Figure 9.4.1 below.



Figure 9.4.1: Addition in context with adjacent built form.

The upper level is stepped in 2.2 metres from the Ashley Street boundary where a deck and verandah are proposed. The deck provides some visual relief to the two storey addition and presents to Ashley Street in a similar manner to 87 Lefevre Terrace. The appearance and scale of the development to Ashley Street is acceptable.

The flat roof design of the addition is at odds with Principle 11 however the flat roof does assist in differentiating new from the old and is similar to other rear two storey additions within the locality.

The proposed red brick fence located along the western property boundary to Ashley Street is 2.7 metres in height which exceeds the 2 metres prescribed in PDC 16 of the Zone. The increase in fence height of 700mm above the prescribed 2 metre maximum is considered reasonable as it is located opposite a similar height wall located along the western side of Ashley Street and will provide an appropriate degree of privacy for the occupants.

The proposed brick fence on the Gover Street boundary will replace an existing timber fence and roller door and is being increased in height to 2.7 metres. This portion of fence, located on what is effectively the secondary street frontage, is acceptable as the fence is level with the existing portion of the dwelling constructed to the Gover Street property boundary.

Landscaped Open Space

The development proposes approximately 32% of landscaped open space which is short of the 50% required by PDC7 of the Lefevre Policy Area 7. The existing property provides approximately 35% of landscaped open space and therefore the reduction of this by 3% is considered to be minor. Importantly the façade of the site, when viewed from both Lefevre Terrace and Gover Street, is well landscaped with a formal garden and hedge. The street trees and grassed verges along both of these frontages also assists in providing a landscaped setting for the dwelling, consistent with others in the locality.

Although, in terms of landscaped open space, the development provides a shortfall, which is existing, this is not considered detrimental in the context of the locality as the site provides a positive landscaped presentation to both Lefevre Terrace and Gover Street.

Heritage and Conservation

The design of the proposal is compatible with other two storey additions located to the rear of Local Heritage Places evident in the locality. The bulk and scale of the two storey addition is appropriately located in the north-western corner of the site to reduce its visual prominence when viewed from Lefevre Terrace and Gover Street.

The brick walls are consistent with the material and colour of the existing western side walls and roof of the dwelling and complement the stone façades fronting Lefevre Terrace and Gover Street. The proposed additions are positively differentiated from the Local Heritage Place through use of black verandah frames for the balcony and courtyard, black framed windows and parapet walls with a flat roofed design.

Council's Heritage Advisor supports this application.

Access and Carparking

The subject site does not currently have any on site car park spaces. An existing roller door located on the Gover Street façade allows access with no associated crossover. The application proposes a new double width crossover on Ashley Street which will result in the loss of one on street car park space. Council's Traffic Engineer has advised that the removal of the one on street spaces has already been supported by Council as there are many available in the immediate vicinity.

The garage is located to the rear of the site away from the primary street frontage as sought by Zone PDC22. The provision of 5 on-site carpark spaces over two levels, including a basement, is a positive aspect of the application meeting PDC21 of the North Adelaide Historic (Conservation) Zone.

Northern boundary/gutter encroachment

During public notification a representor raised the gutters of the existing dwelling encroach over the property boundary. This proposal seeks to rectify portions of this issue by demolishing the gutters and including a box gutter within the boundary, however previous iterations of the plans showed the gutters contained within the boundaries, with new development to be in line with the gutters.

In response to the representation, Council requested the applicant provide a site survey, and this confirmed the encroachment. The applicant amended the proposal to reflect the actual site boundaries, with the addition now sited to be completely contained within the site.

The representation also raised concerns over the extent of excavation and development abutting their garage. The site survey has resulted in the addition now being setback approximately 550mm from this wall. A condition is recommended that the applicant provide a Dilapidation Report prior to issue of Development Approval. Given the extent of development on the site boundary, it is considered the imposition of this condition is not unreasonable as it will ensure adequate protection of adjacent built form.

9.5 Conclusion

The application proposes alterations and two storey additions to the rear of a Local Heritage Place including basement garage/store, pergola and new masonry fencing. On balance, the proposal is considered acceptable as it:

- Will not be readily visible from outside of the site when viewed from the corner frontage adjacent to Lefevre Terrace and Gover Street
- Will not create adverse bulk and scale impacts as the development is located in the north-western rear corner of the site in proximity to other similar existing rear additions evident in Ashley Street
- Comprises a two storey addition with a ceiling height 5.9 metres
- Provides 32% private open space, exceeding the required 20%
- Will not result in overlooking into adjacent properties
- Will result in slightly reduced (35% to 32%) soft landscaping area which is under the 50% sought by the Development Plan criteria, however this is acceptable as the site has a landscaped appearance due to the vegetated hedge that extends around the southern and eastern boundary
- Meets the heritage and conservation policies, is supported by Council's Heritage Advisor and considered to be of an appropriate scale and design within the streetscape.

The proposal is not considered to be seriously at variance with the provisions of the Development Plan because it proposes a land use and form of development that is desired in the Zone and Policy Area.

It has been determined that, on balance, the proposal warrants Development Plan Consent.

10. **RECOMMENDATION**

That the development, the subject of the application from Mr T Syrianos for alterations and two storey addition to rear of dwelling including basement garage/store, verandah and new masonry fencing at 81-83 Lefevre Terrace, North Adelaide SA 5006 as shown on plans designated DA/114/2021:

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be GRANTED Development Plan Consent, subject to the following conditions and advices:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**

- **Plans and details prepared by:**
 - **COX Architects – Project No. A12-2019 – Drawing No. DA00, DA01, DA02, DA03, DA04, DA05, DA06, DA07, DA08, DA09, DA10, DA11 and DA12 – Dated 12 August 2021 – Received 13 August 2021**
 - **PT Design – Site Levels and Drainage Layout – Drawing No. 22383-C01 – Issue B – Received 13 August 2021**

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

Reason: To ensure that the Development is undertaken in accordance with the plans and details submitted.

2. **External materials, surface finishes and colours of the Development shall be consistent with the description and sample hereby granted consent and shall be to the reasonable satisfaction of the Council.**

Reason: To ensure a high standard of materials and finishes used in the finished presentation of the Development.

3. **The privacy screening as depicted on the plans granted consent described as Drawing No. DA10 and DA11 shall be installed prior to the occupation or use of the Development and thereafter shall be maintained to the reasonable satisfaction of the Council at all times.**

Reason: To ensure that the Development does not unreasonably diminish the privacy of residents in adjoining properties.

4. **The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the City of Adelaide City Works Guide # 2: 'Works Impacting Council Assets' which can be located on Council's website <https://www.cityofadelaide.com.au> and shall be to the reasonable satisfaction of the Council.**

Reason: To ensure that adequate provision is made for the collection and dispersal of stormwater.

5. **A dilapidation survey recording the existing condition of the building abutting the northern boundary to 84 Lefevre Terrace shall be provided to Council prior to the commencement of works, to the satisfaction of Council. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the dwellings that might be affected by the proposed works.**

Reason: To provide a record prior to the commencement of the proposed works, as reference for the assessment of any potential subsequent damage.

Advisory Notes

1. Expiration Time of Approval

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent / approval will lapse at the expiration of 24 months from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 24 months, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

2. Building Consent for Approval

Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.

3. Building Site Management Plan

A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:

- Work in the Public Realm
- Street Occupation
- Hoarding
- Site Amenities
- Traffic Requirements
- Servicing Site
- Adjoining Buildings
- Reinstatement of Infrastructure

Site Theft

Unsecured building sites have been identified as a soft target for vandalism and theft of general building materials. The Eastern District Police and the City of Adelaide are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters, copper piping and white goods. To minimise the risk of theft and damage, consider co-ordinating the delivery and installation of the goods on the same day. Work with your builder to secure the site with a fence and lockable gate. Securing the site is essential to prevent unauthorised access and establishes clear ownership.

4. Damage to Council's Footpath / Kerbing / Road Pavement / Verge

Section 779 of the Local Government Act provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of Council repairing the damage.

5. City Works Permit

Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. This includes activities that have received Development Approval.

The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at <https://www.cityofadelaide.com.au/business/permits-licences/city-works/>

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
- Description of equipment to be used;
- A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);
- Copies of consultation with any affected stakeholders including businesses or residents.

Applications will require a minimum notice period of two to five business days, depending on the nature of work, and can be lodged online via <https://www.cityofadelaide.com.au/business/permits-licences/city-works/>

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81 LE FEVRE RESIDENCE

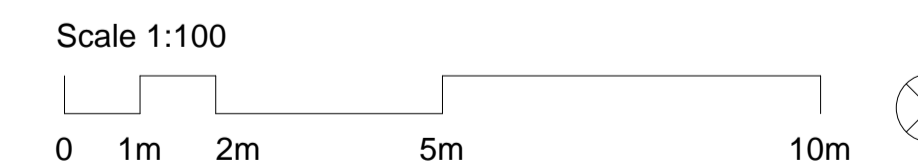
DA APPLICATION

Sheet List	
Sheet Number	Sheet Name
DA00	COVER SHEET
DA01	EXISTING ROOF PLAN
DA02	EXISTING GROUND FLOOR PLAN
DA03	EXISTING CELLAR
DA04	EXISTING ELEVATION
DA05	PROPOSED - CELLAR
DA06	PROPOSED - GROUND FLOOR
DA07	PROPOSED - FIRST FLOOR
DA08	PROPOSED - SECTION
DA09	PROPOSED - ROOF PLAN
DA10	PROPOSED - ELEVATION
DA11	PROPOSED - BALCONY HEIGHT
DA12	MATERIAL SCHEDULE
DA13	PERSPECTIVE VIEW - Ashley St
DA14	PERSPECTIVE VIEW - Gover St
DA15	PERSPECTIVE VIEW



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Rev	Description	By	Date

Client Manuel & Haroula Syrianos
Project No. A12-2019
Document Control Status:

Project Verandah and bay-window restoration
81 LEFEVRE TCE
Drawing Title COVER SHEET

Co-ordinated: _____
Project Architect: _____
Project Director: _____
Drawing Number: _____

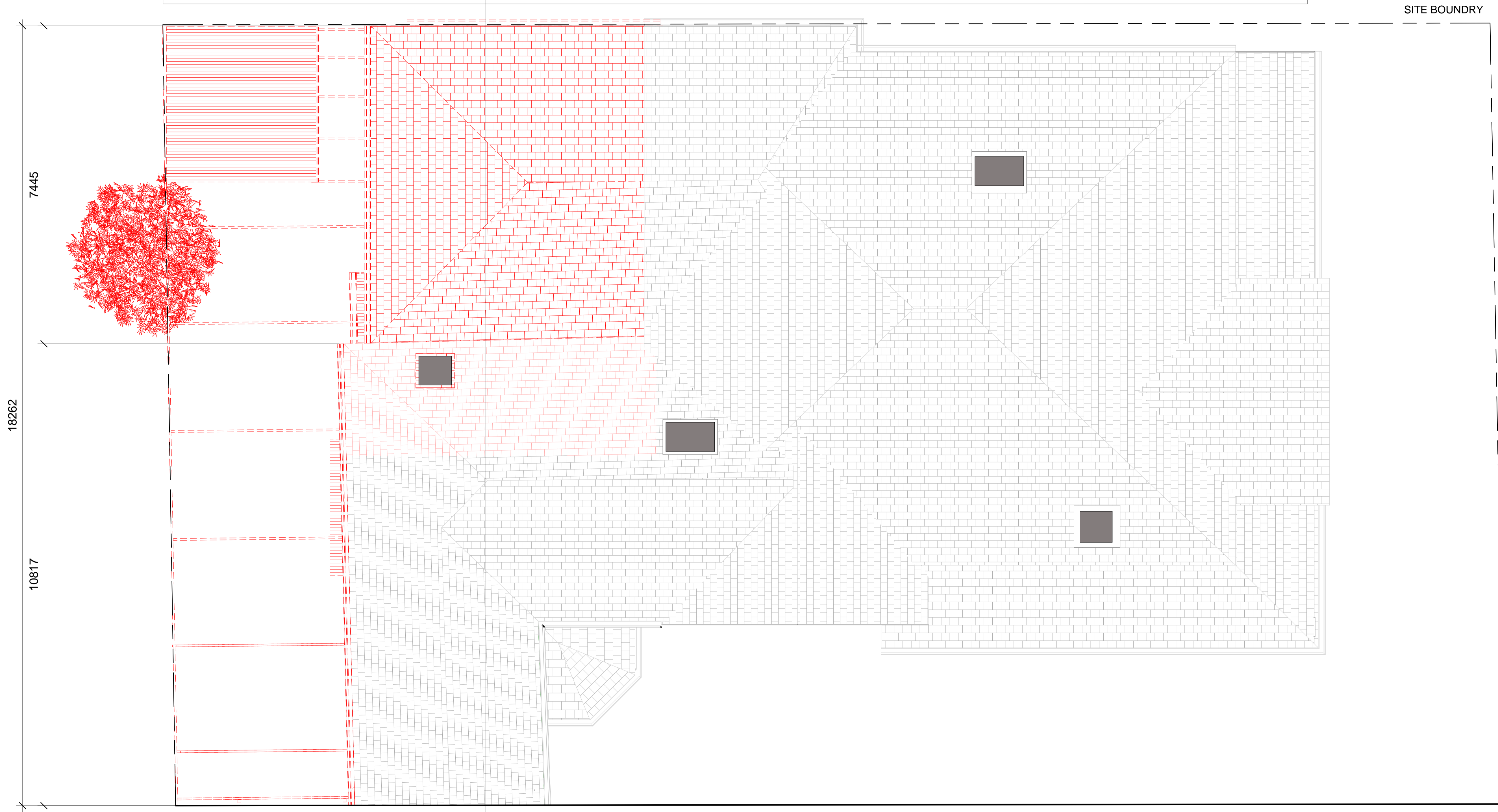
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Date: 12/08/21
Revision: _____

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DA00

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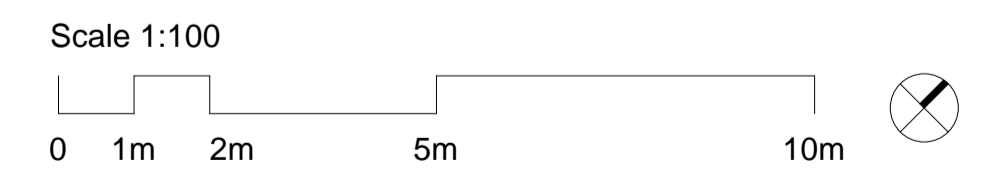
Section - Proposed
DA08



1 Existing roof plan
1 : 50

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Document Control Status:

Project Verandah and bay-window restoration
81 LEFEVRE TCE
Drawing Title EXISTING ROOF PLAN

Co-ordinated: _____
Project Architect: _____
Project Director: _____
Drawing Number: _____

Checker: _____
Designer: _____
Approver: _____

Drawn: _____
Author: _____
Scale: 1 : 50 @ A1
Date: 05/03/21
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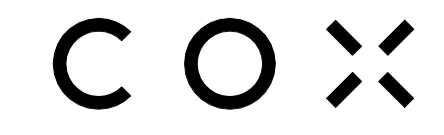
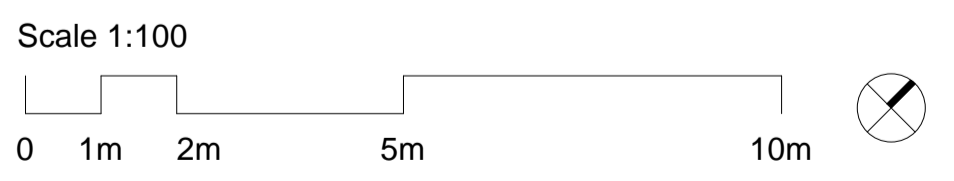
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1 Existing Ground Floor Plan
 1 : 50

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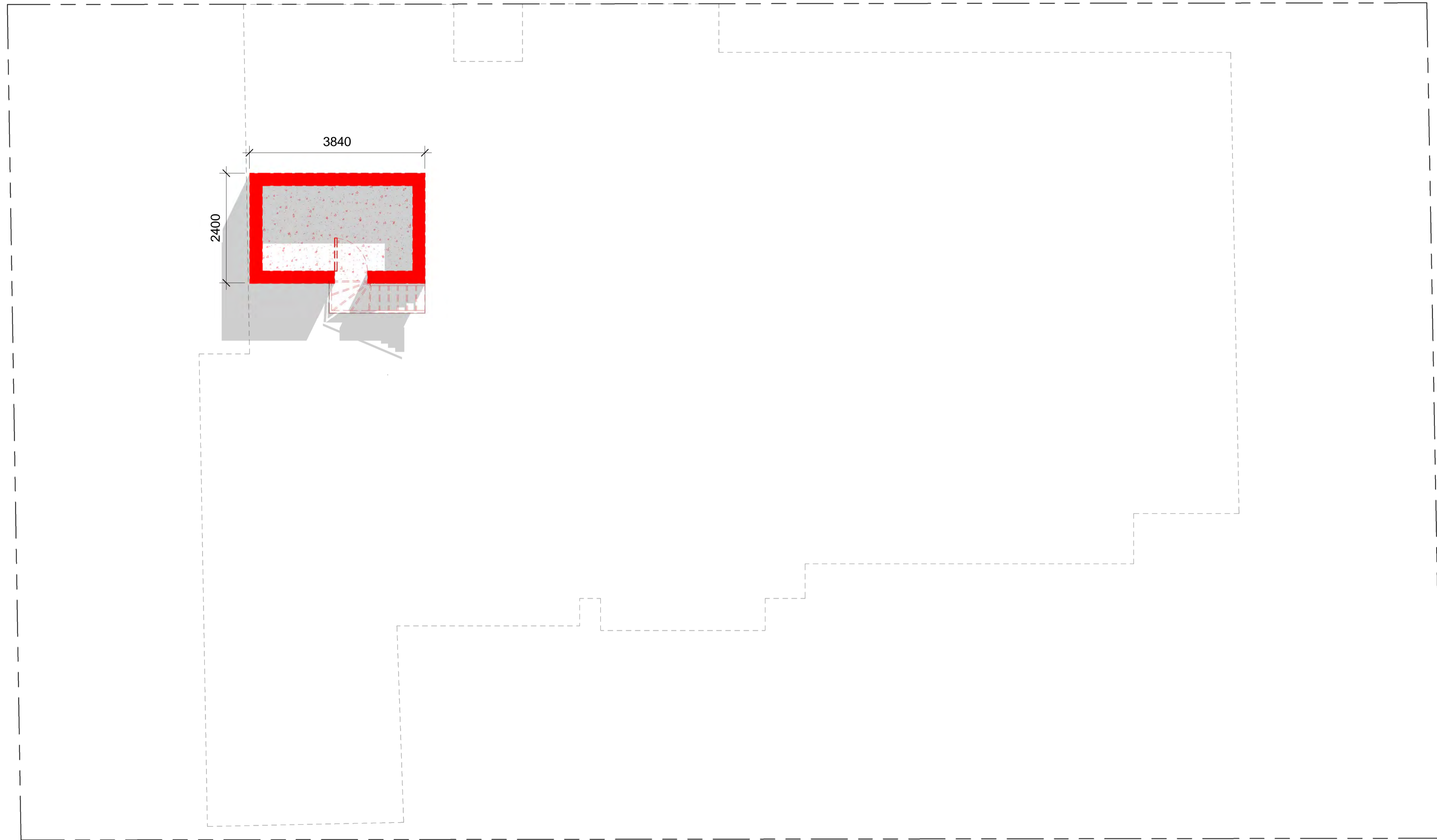
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Client Manuel & Haroula Syrianos
Project No. A12-2019
Document Control Status:

Project Verandah and bay-window restoration
 81 LEFEVRE TCE
Drawing Title EXISTING GROUND FLOOR PLAN

Co-ordinated: _____
Project Architect: _____
Project Director: _____
Drawing Number: DA02
Checker: _____
Designer: _____
Approver: _____
Author: _____
Scale: 1 : 50 @ A1
Date: 05/03/21
Revision: _____

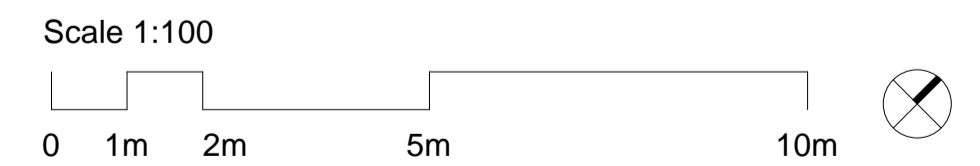
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1 Cellar-Existing
1 : 50

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Document Control Status:

Project Verandah and bay-window restoration
81 LEFEVRE TCE

Drawing Title EXISTING CELLAR

Co-ordinated: _____
Project Architect: _____
Project Director: _____
Drawing Number: _____

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1 North Elevation - Existing
1 : 100



2 East Elevation - Existing
1 : 100



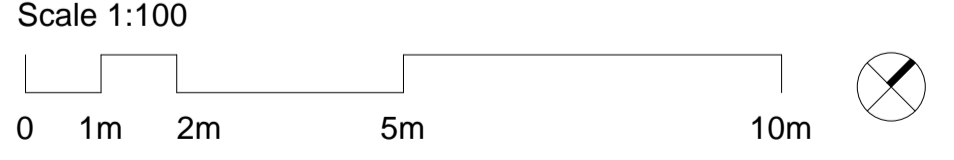
3 South Elevation - Existing
1 : 100



4 West Elevation - Existing
1 : 100

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Project No. A12-2019
Document Control Status:

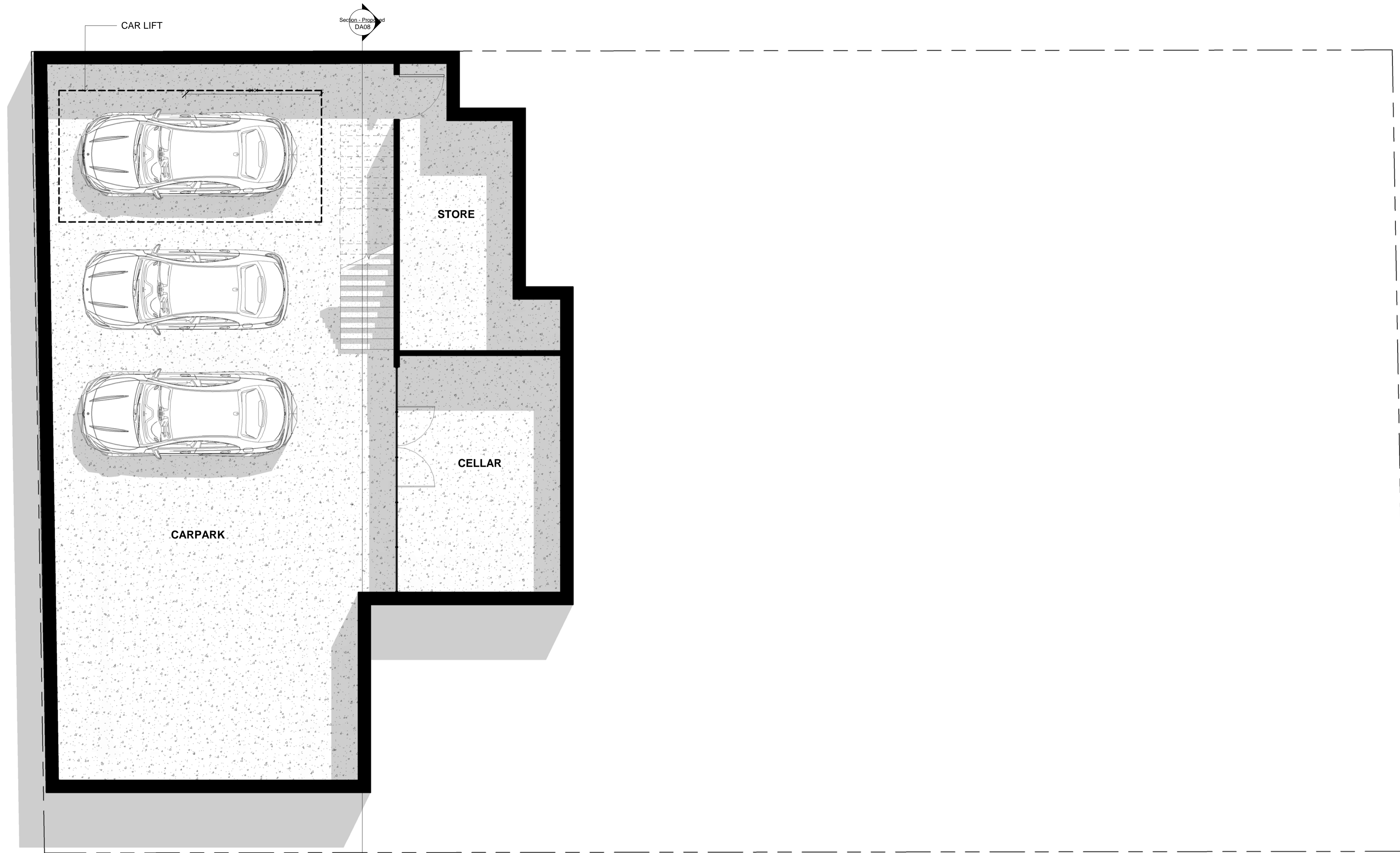
Project Verandah and bay-window restoration
81 LEFEBRE TCE
Drawing Title EXISTING ELEVATION

Co-ordinated: _____
Project Architect: _____
Project Director: _____
Drawing Number: DA04

Checker: _____
Designer: _____
Approver: _____

Drawn: Author
Scale: 1 : 100 @ A1
Date: 05/03/21
Revision: _____

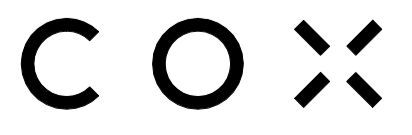
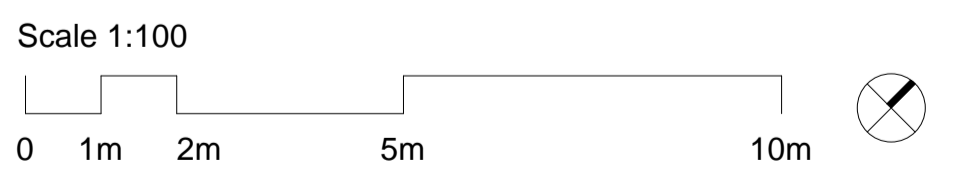
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1 Cellar - Proposed
1 : 50

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Project No. A12-2019
Document Control Status:

Project Verandah and bay-window restoration
81 LEFEVRE TCE
Drawing Title PROPOSED - CELLAR

Co-ordinated: _____
Project Architect: _____
Project Director: _____
Drawing Number: _____
Checker: _____
Designer: _____
Approver: _____
Author: _____
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Date: 02/02/21
Revision: _____

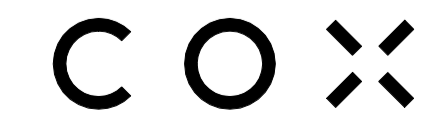
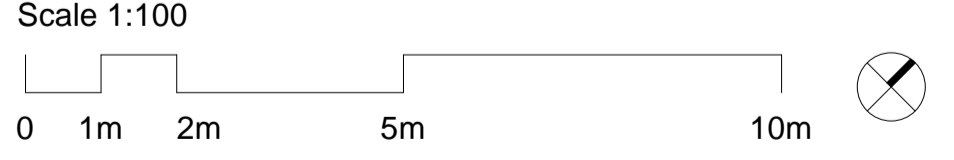
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1 FFL -Proposed
1 : 50

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Client Manuel & Haroula Syrianos
Project No. A12-2019
Document Control Status:

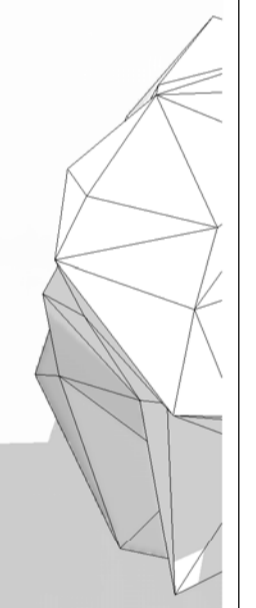
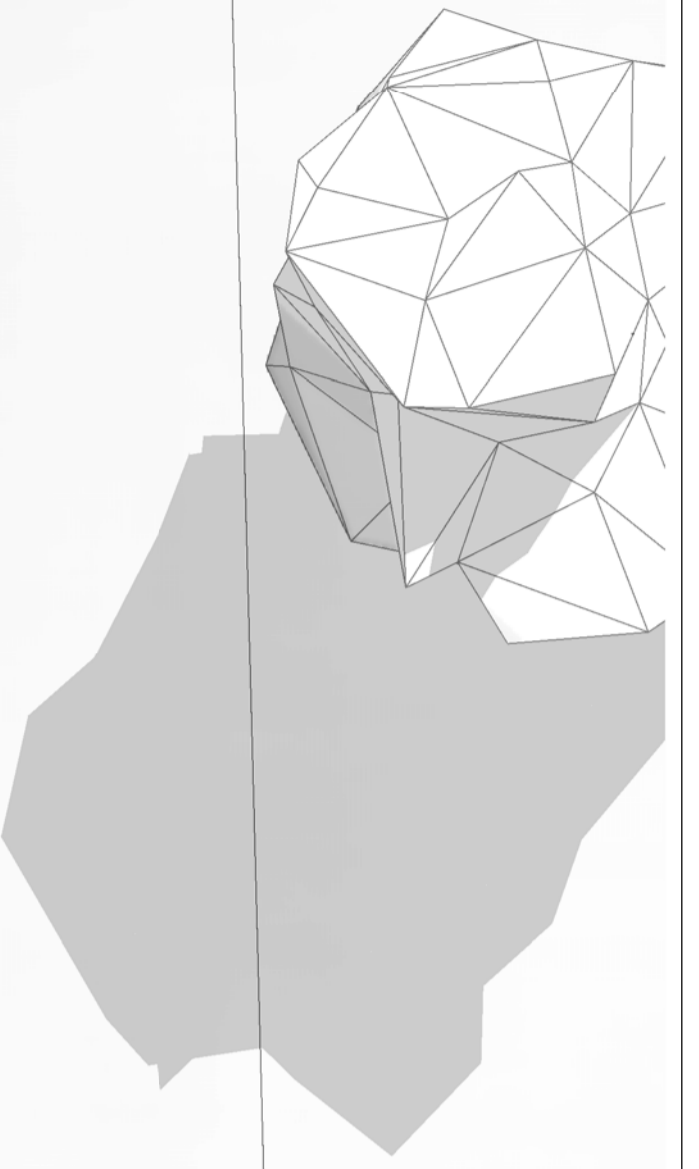
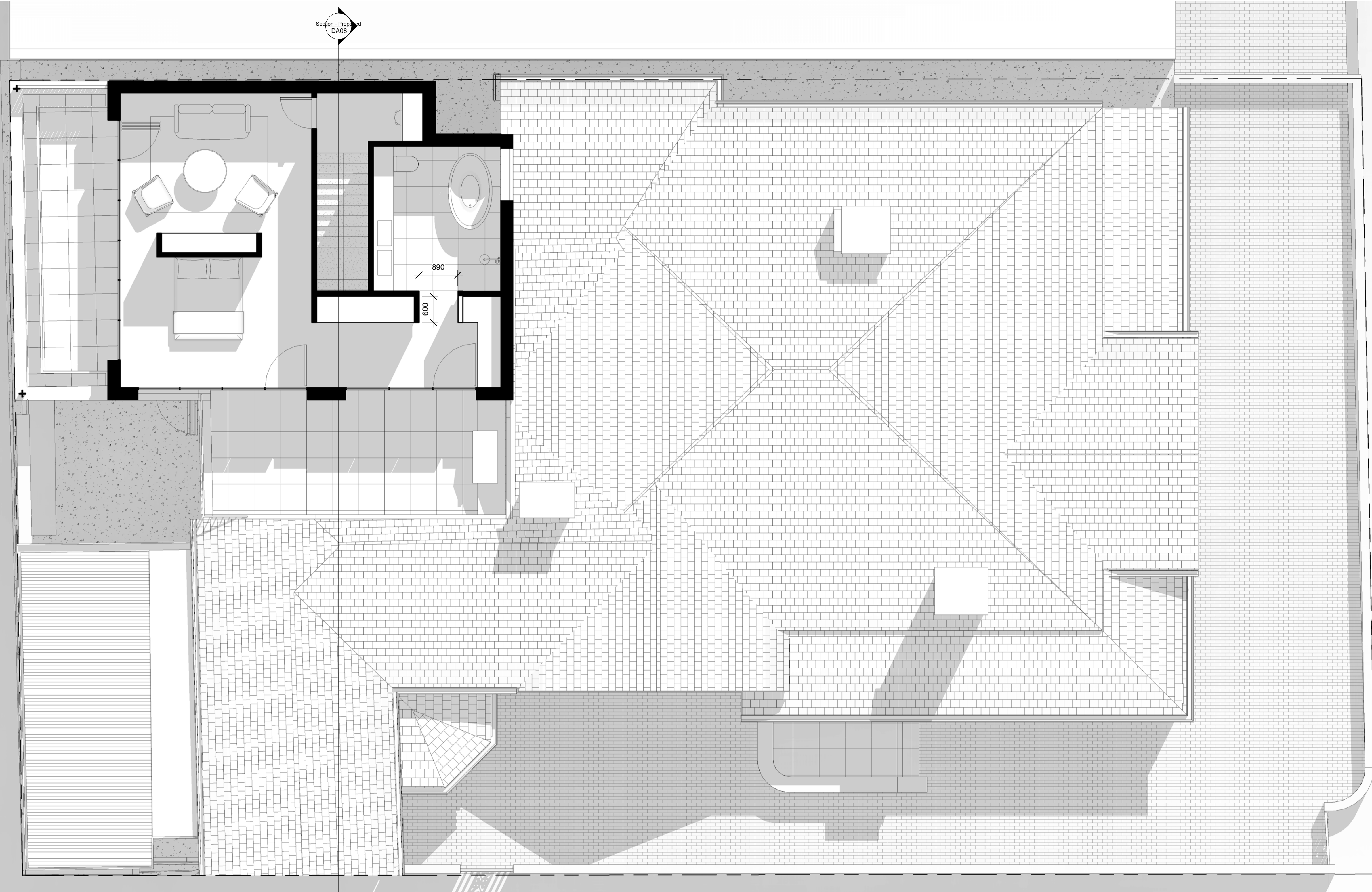
Project Verandah and bay-window restoration
81 LEFEVRE TCE
Drawing Title PROPOSED - GROUND FLOOR

Co-ordinated:	Checked:	Drawn:
Project Architect:	Designer:	Author:
Project Director:	Approver:	Date:
Drawing Number:		Revision:

DA06

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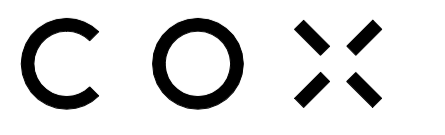
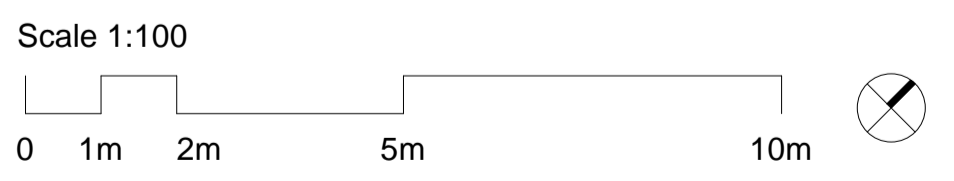
Section - Proposed
DA08



1 First Floor- Proposed
1 : 50

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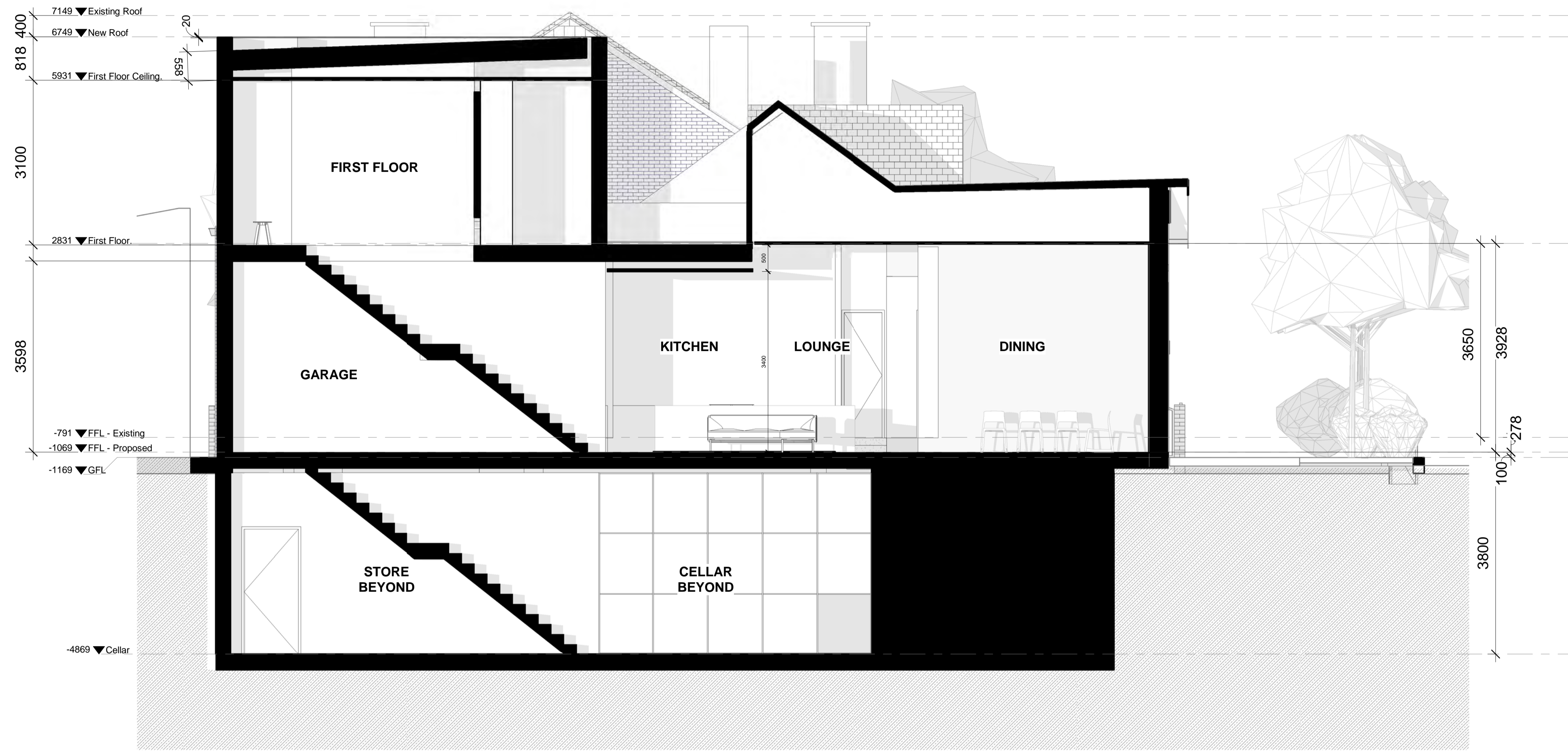
Client **Manuel & Haroula Syrianos**
Project No. **A12-2019**
Document Control Status:

Project **Verandah and bay-window restoration 81 LEFEVRE TCE**
Drawing Title **PROPOSED - FIRST FLOOR**

Co-ordinated: _____
Project Architect: _____
Project Director: _____
Drawing Number: **DA07**

Checker: _____
Designer: _____
Approver: _____
Author: _____
Scale: **1 : 50 @ A1**
Date: **04/15/21**
Revision: _____

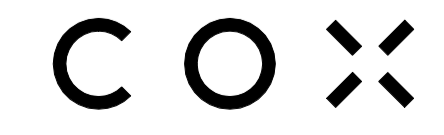
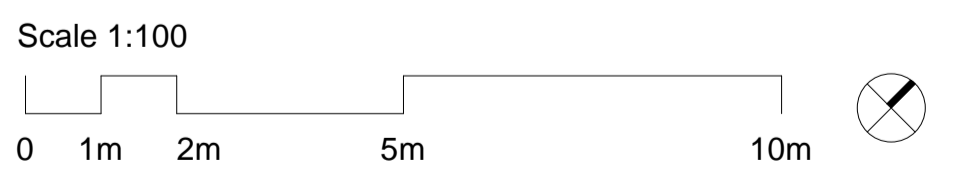
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1 Section - Proposed
 1 : 50

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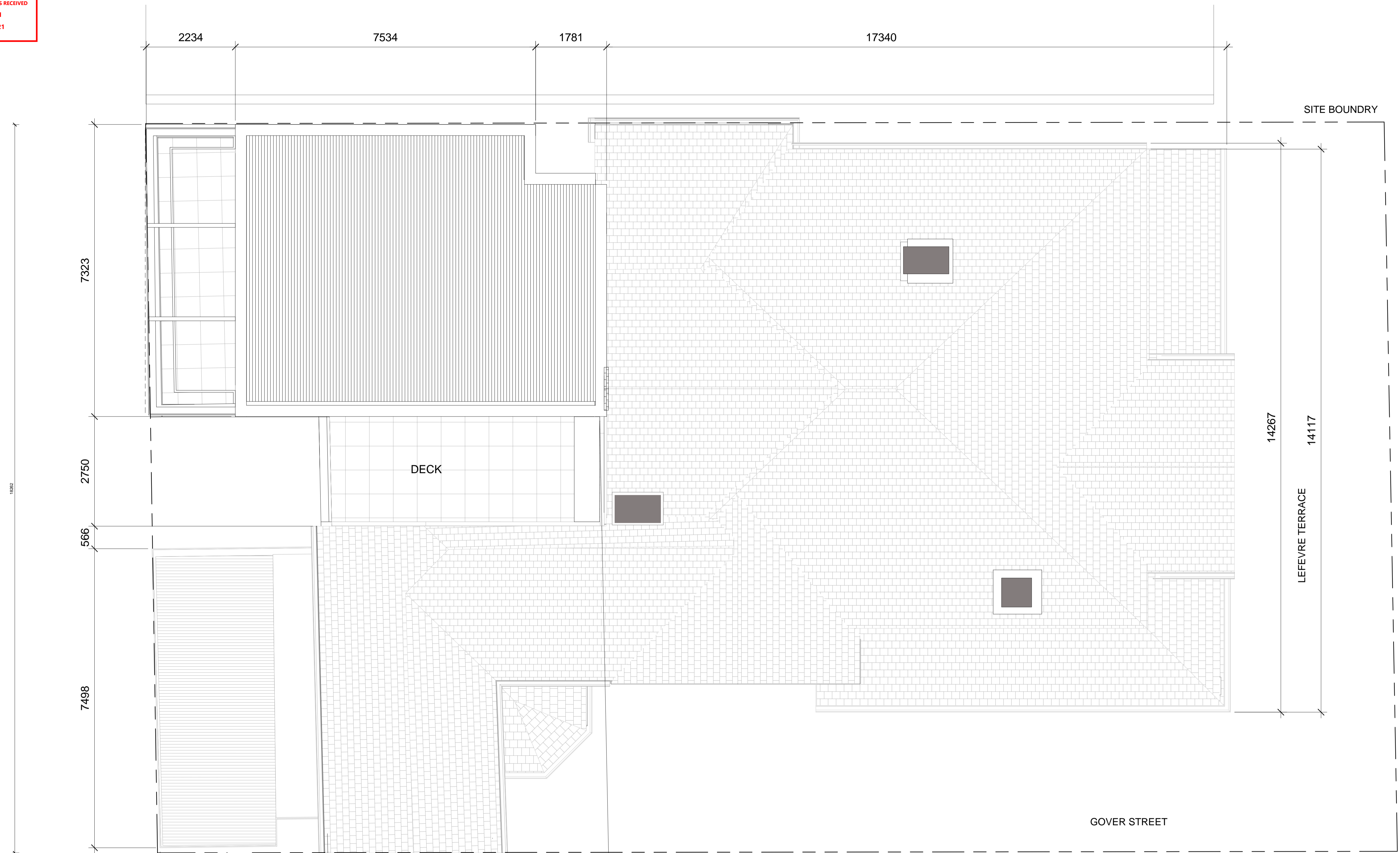
Project Verandah and bay-window restoration
 81 LEFEVRE TCE
Drawing Title PROPOSED - SECTION

Co-ordinated: _____
Project Architect: _____
Project Director: _____
Drawing Number: DA08

Checker: _____
Designer: _____
Approver: _____

Drawn: _____
Author: _____
Scale: 1 : 50 @ A1
Date: 02/10/21
Revision: _____

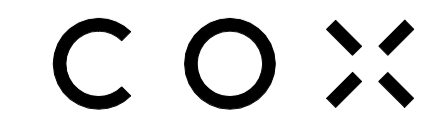
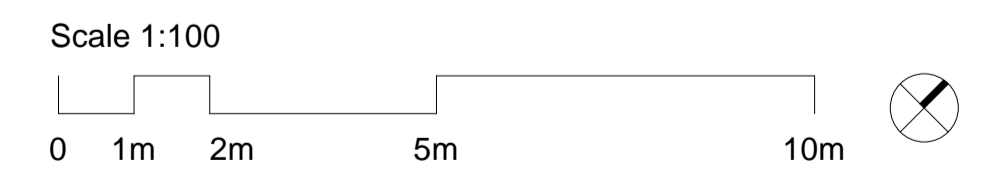
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1 Roof Plan - Proposed
1 : 50

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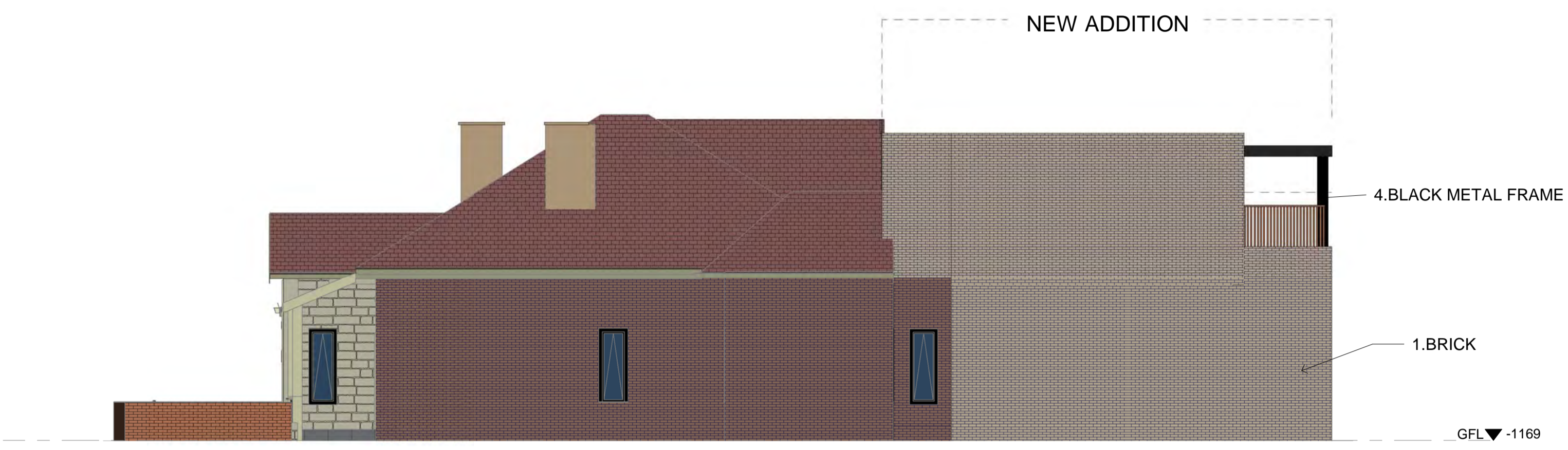
Client Manuel & Haroula Syrianos
Project No. A12-2019
Document Control Status:

Project Verandah and bay-window restoration
81 LEFEVRE TCE
Drawing Title PROPOSED- ROOF PLAN

Co-ordinated: _____
Project Architect: _____
Project Director: _____
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Date: 05/03/21
Revision: _____

DA09

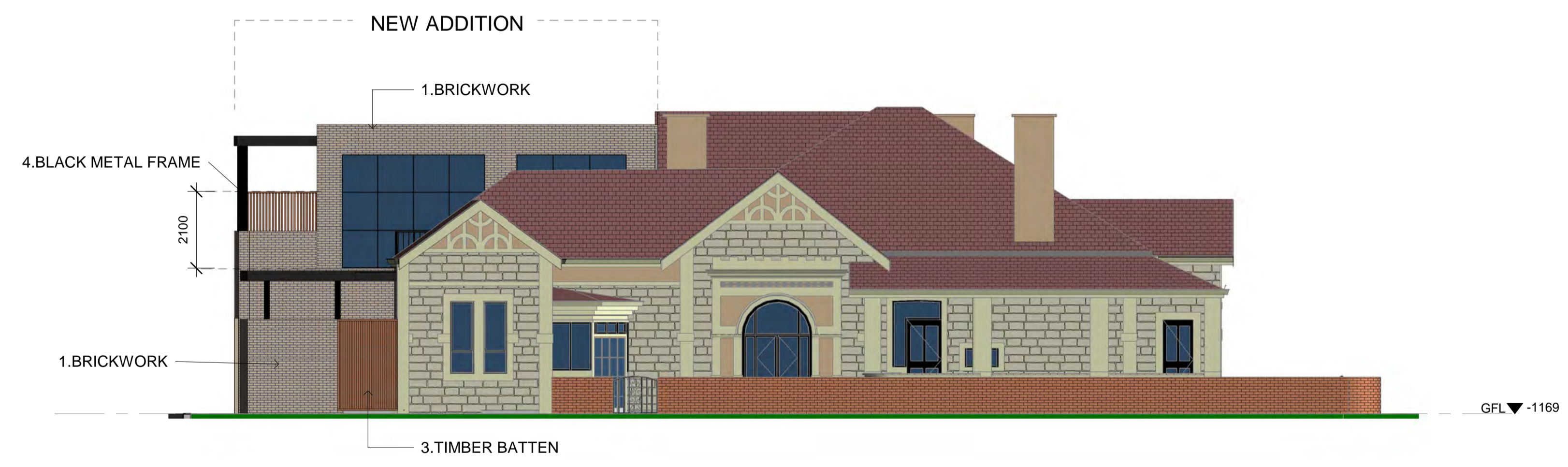
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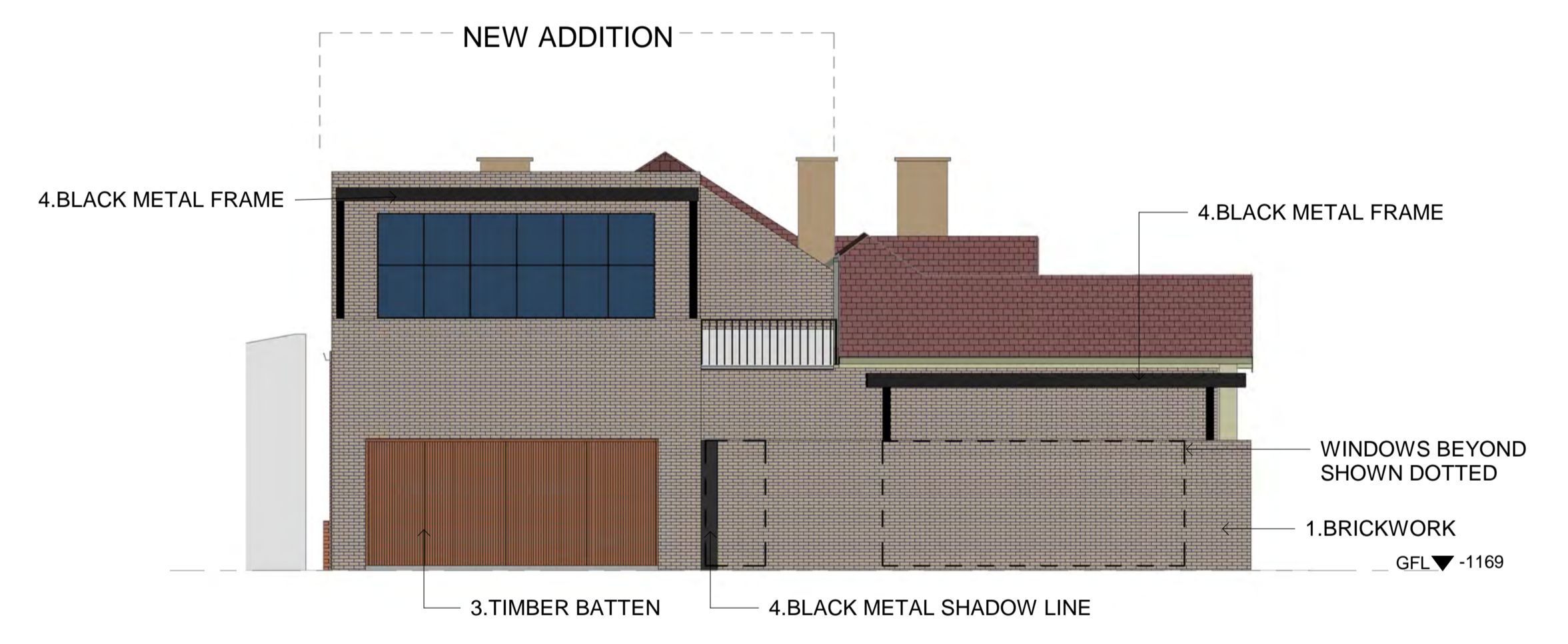
1 North Elevation - Proposed
 1 : 100



2 East Elevation - Proposed
 1 : 100



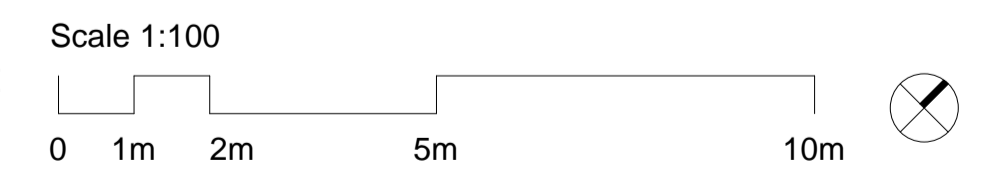
3 South Elevation - Proposed
 1 : 100



4 West Elevation - Proposed
 1 : 100

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Rev	Description	By	Date

Client **Manuel & Haroula Syrianos**
 Project No. **A12-2019**
 Document Control Status:

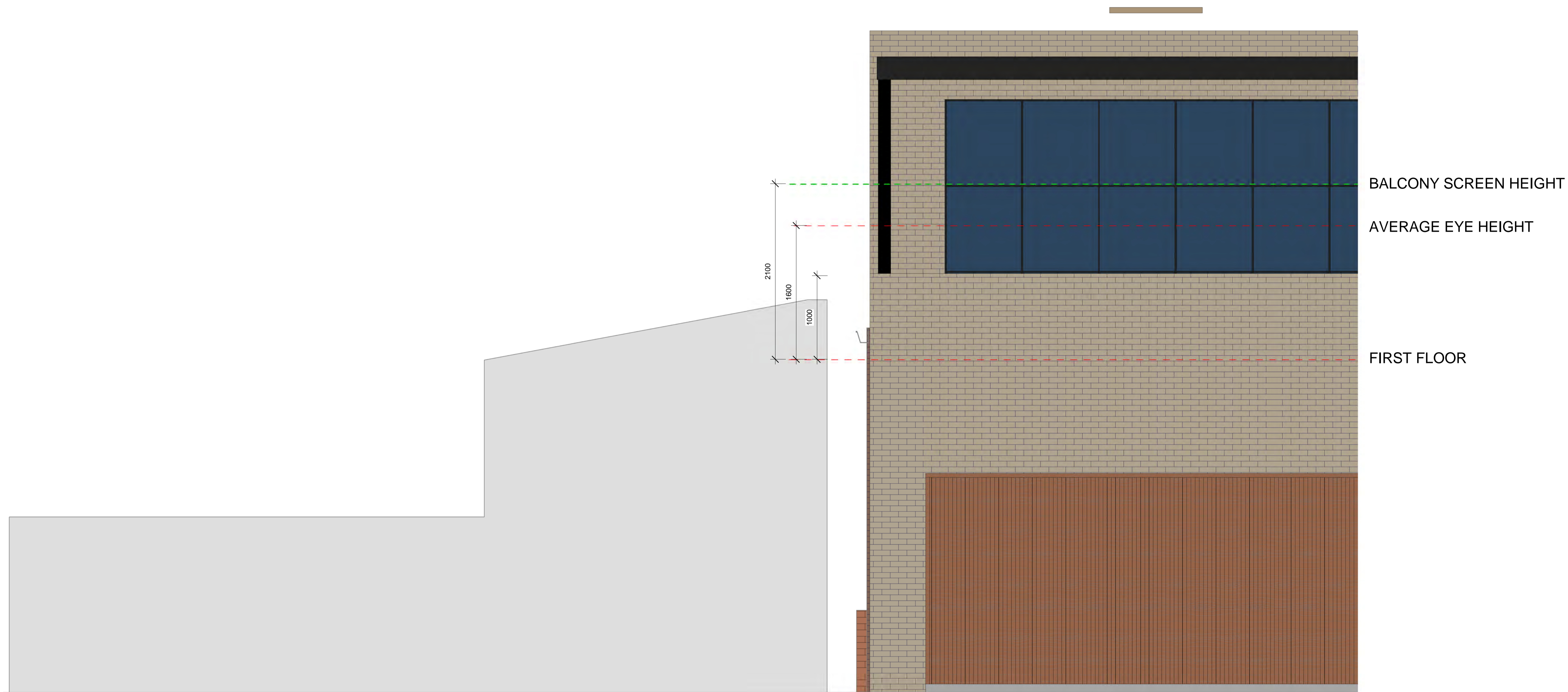
Project **Verandah and bay-window restoration**
81 LEFEVRE TCE
 Drawing Title **PROPOSED - ELEVATION**

Co-ordinated: _____
 Project Architect: _____
 Project Director: _____
 Drawing Number: _____

Checker: _____
 Designer: _____
 Approver: _____

Drawn: _____
 Author: _____
 Scale: **1 : 100 @ A1**
 Date: **05/03/21**
 Revision: _____

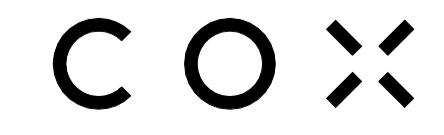
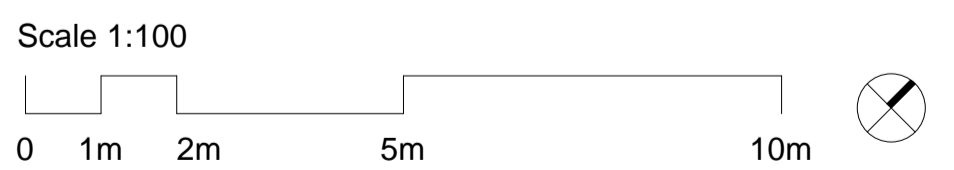
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1 West Elevation - Proposed height study
1 : 25

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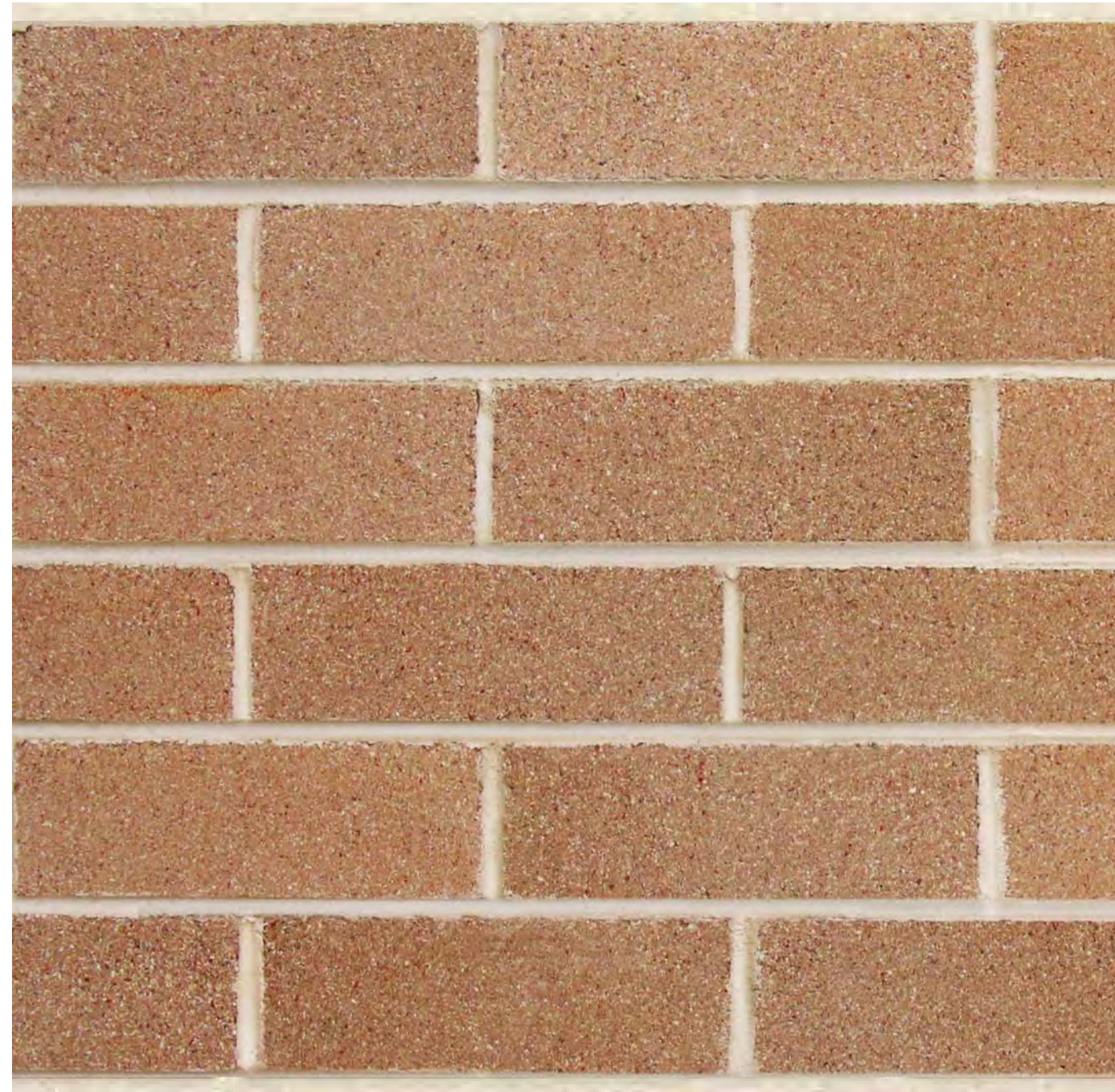
Rev	Description	By	Date

Client Manuel & Haroula Syrianos
Project No. A12-2019
Document Control Status:

Project Verandah and bay-window restoration
81 LEFEVRE TCE
Drawing Title PROPOSED - BALCONY HEIGHT

Co-ordinated: _____
Project Architect: _____
Project Director: _____
Drawing Number: DA11
Checker: _____
Designer: _____
Approver: _____
Author: _____
Scale: 1 : 25 @ A1
Date: 05/04/21
Revision:

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1. Brickwork



2. Glazing



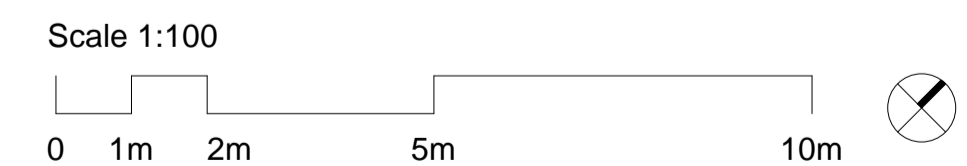
3. Timber batten elements



4. Black metal

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Client Manuel & Haroula Syrianos
Project No. A12-2019
Document Control Status:

Project Verandah and bay-window restoration
81 LEFEVRE TCE
Drawing Title MATERIAL SCHEDULE

Co-ordinated: _____
Project Architect: _____
Project Director: _____
Drawing Number: _____
Checker: _____
Designer: _____
Approver: _____
Author: _____
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Date: 05/04/21
Revision: _____

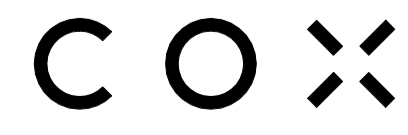
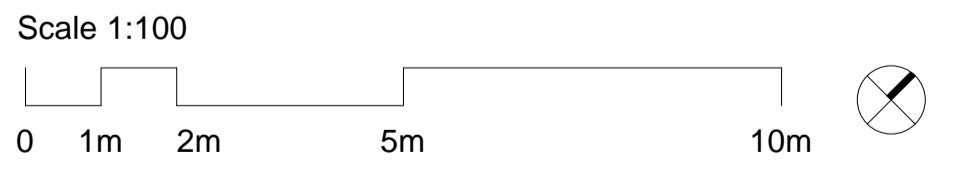
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Syrianos
Project No. A12-2019
Document Control Status:

Project Verandah and bay-window
restoration
81 LEFEVRE TCE
Drawing Title
PERSPECTIVE VIEW - Ashley
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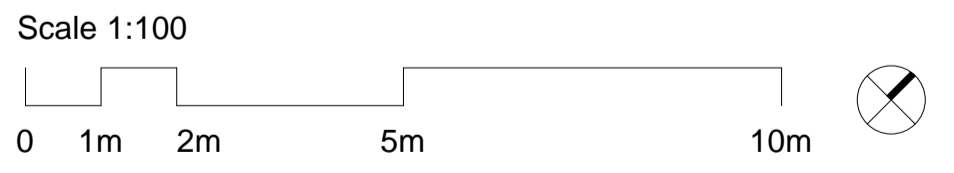
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Checker: _____
Designer: _____
Approver: _____
Author: _____
Scale: @ A1
Date: 05/04/21
Revision: _____

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Client Manuel & Haroula Syrianos
Project No. A12-2019
Document Control Status:

Project Verandah and bay-window restoration
81 LEFEVRE TCE
Drawing Title PERSPECTIVE VIEW - Gover St

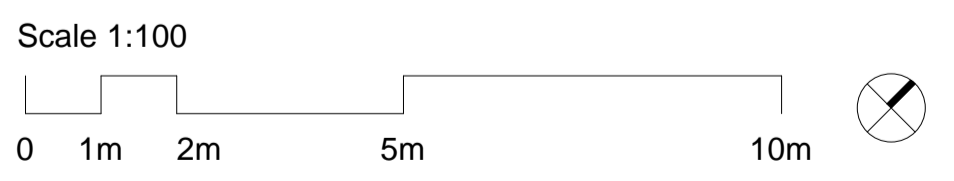
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Project Director: _____
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Designer: _____
Approver: _____
Author: _____
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Client Manuel & Haroula Syrianos
Project No. A12-2019
Document Control Status:

Project Verandah and bay-window restoration
 81 LEFEVRE TCE
Drawing Title PERSPECTIVE VIEW

Co-ordinated: _____
Project Architect: _____
Project Director: _____
Drawing Number: DA15

Checker: _____
Designer: _____
Approver: _____

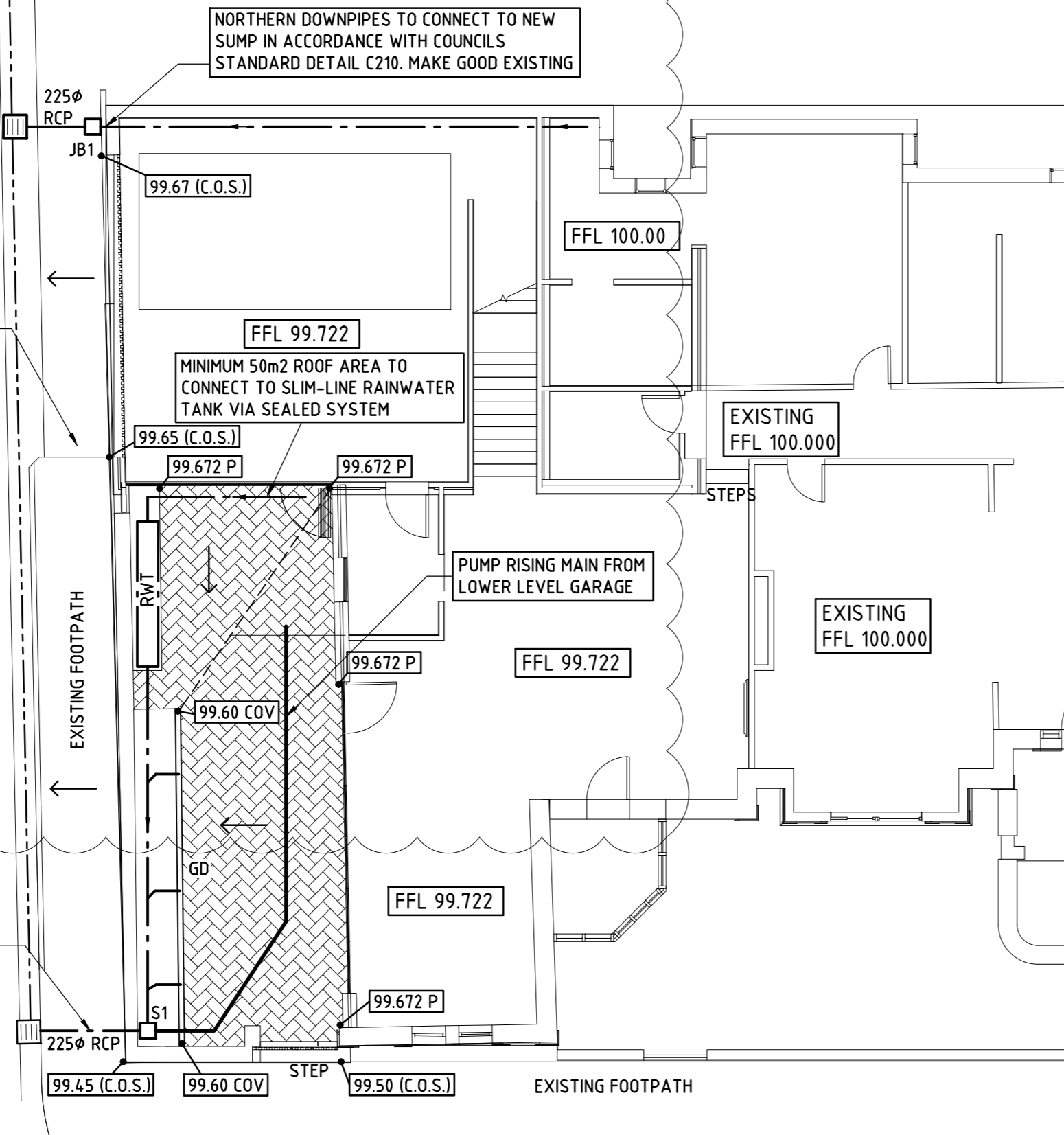
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Scale: @ A1
Date: 05/04/21
Revision:

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LOCALLY WIDEN CROSSOVER TO COUNCILS STANDARD DETAILS. MAKE GOOD EXISTING AS REQUIRED

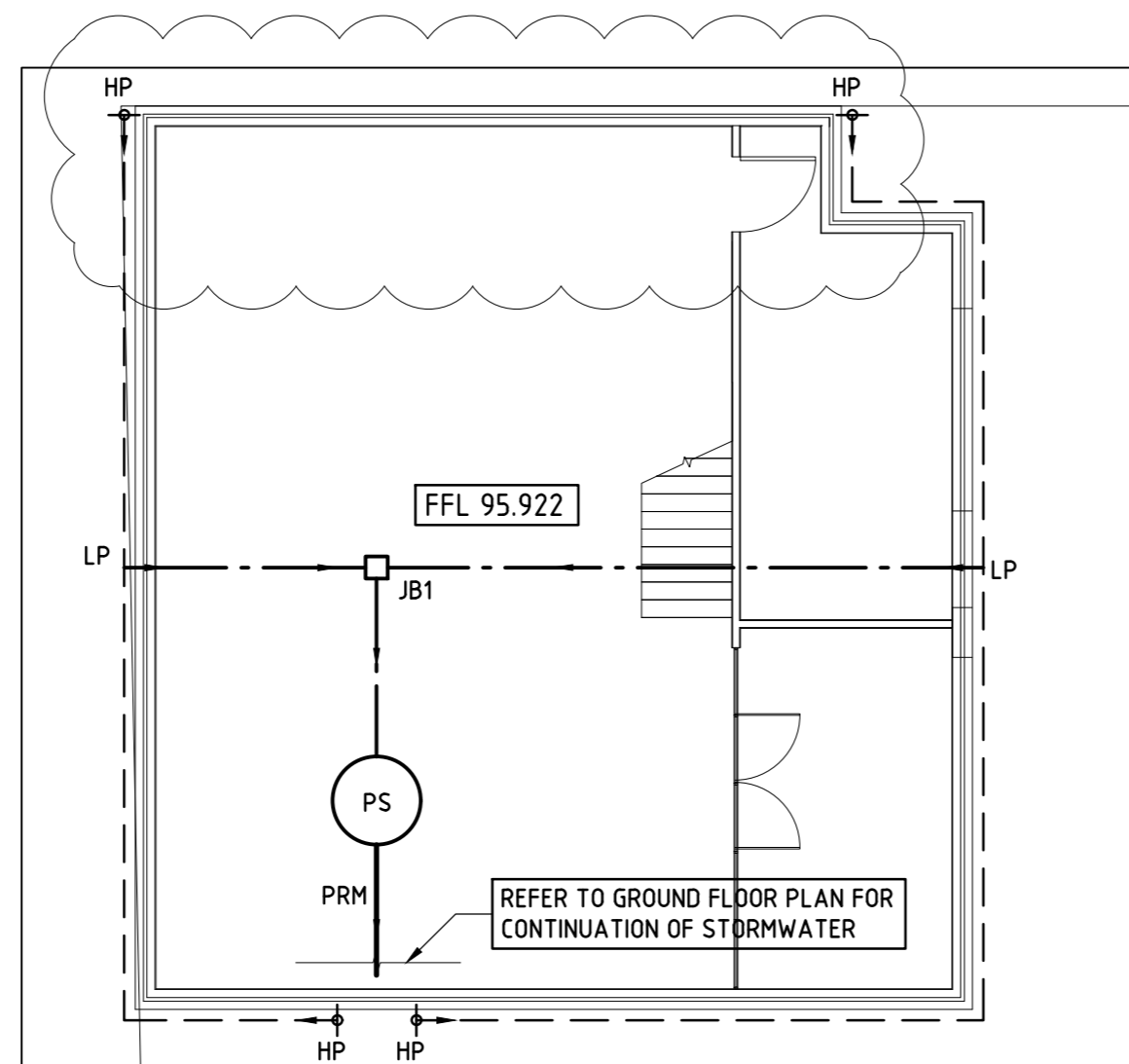
CONNECT TO EXISTING SUMP. MAKE GOOD EXISTING AS REQUIRED

ASHLEY STREET



LEGEND

- 90Ø SEWER GRADE PVC STORMWATER PIPE (U.N.O.)
- STORMWATER JUNCTION BOX TO FUTURE DETAILS
- STORMWATER SUMP TO FUTURE DETAILS
- 100 WIDE ACO KLASSIK GRATED DRAIN WITH CLASS A GRATE TO MANUF'S DETAILS
- 1.00kL RAINWATER TANK TO MANUF'S DETAILS PLUMBED BACK INTO BUILDING AS PER AS 3500
- GLOBAL WATER PRE-PACKAGED PUMP STATION PRE-PACKAGED PUMP STATION TO PUMP MANUF'S DETAILS PUMP RATE - 10.0 L/sec (DUAL PUMP-5.0L/s PER PUMP)
- PUMP RISING MAIN TO PUMP MANUFACTURERS DETAILS
- HIGH POINT
- LOW POINT
- 15.55 DESIGN LEVEL
P - PAVING
COV - COVER
INV - INVERT
COS - CONFIRM ON SITE
- GRADE LINE
- DIRECTION OF SURFACE FALL
- PAVING TO FUTURE DETAILS



CELLAR DRAINAGE LAYOUT

SCALE 1:100

EXISTING LEVELS NOTE:

EXISTING SITE LEVELS ARE UNKNOWN AT THE TIME OF SUBMISSION. PT DESIGN TAKES NO RESPONSIBILITY FOR THE ACCURACY OF NOMINATED LEVELS. ALL LEVELS WILL NEED TO BE CONFIRMED ONCE A SITE SURVEY HAS BEEN COMPLETED AND PROVIDED TO THIS OFFICE.

NOTE:

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AS A PACKAGE. REFER TO ARCHITECTS DRAWINGS FOR ALL SETOUT DIMENSIONS.

ALL LEVELS SHALL BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. SHOULD ANY DISCREPANCY OCCUR THE CONTRACTOR SHALL CONTACT THIS OFFICE IMMEDIATELY FOR FURTHER INSTRUCTION.



SCALE 1:100 @A2



structural • civil • engineers

CONTRACTORS NOTES:

COVER LEVELS GIVEN FOR PITS ARE NOMINAL ONLY. COVER LEVELS SHALL MATCH FINISHED PAVING LEVELS.

WHERE EXISTING SERVICE COVERS ARE FOUND WITHIN THE SCOPE OF THE NEW WORKS, THE CONTRACTOR MUST ALLOW TO ADJUST THE COVERS TO SUIT THE PROPOSED FINISHED SURFACE LEVEL.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EXCAVATION WORK. ANY DAMAGE CAUSED TO ANY SERVICES SHALL BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT & SHALL BE REPAIRED BY THE APPROPRIATE AUTHORITIES. ALL COSTS ASSOCIATED WITH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE. PHONE 'DIAL BEFORE YOU DIG' (1100) FOR ASSISTANCE.

WHERE PROPRIETARY ITEMS ARE SPECIFIED, ALTERNATE EQUIVALENT PRODUCTS MAY BE ADOPTED WITH THE PRIOR WRITTEN APPROVAL OF THIS OFFICE.

10.06.2021	ISSUED FOR PLANNING APPROVAL	B
12.05.2021	ISSUED FOR PLANNING APPROVAL	A
Date	Revision	Issue

FOR APPROVAL

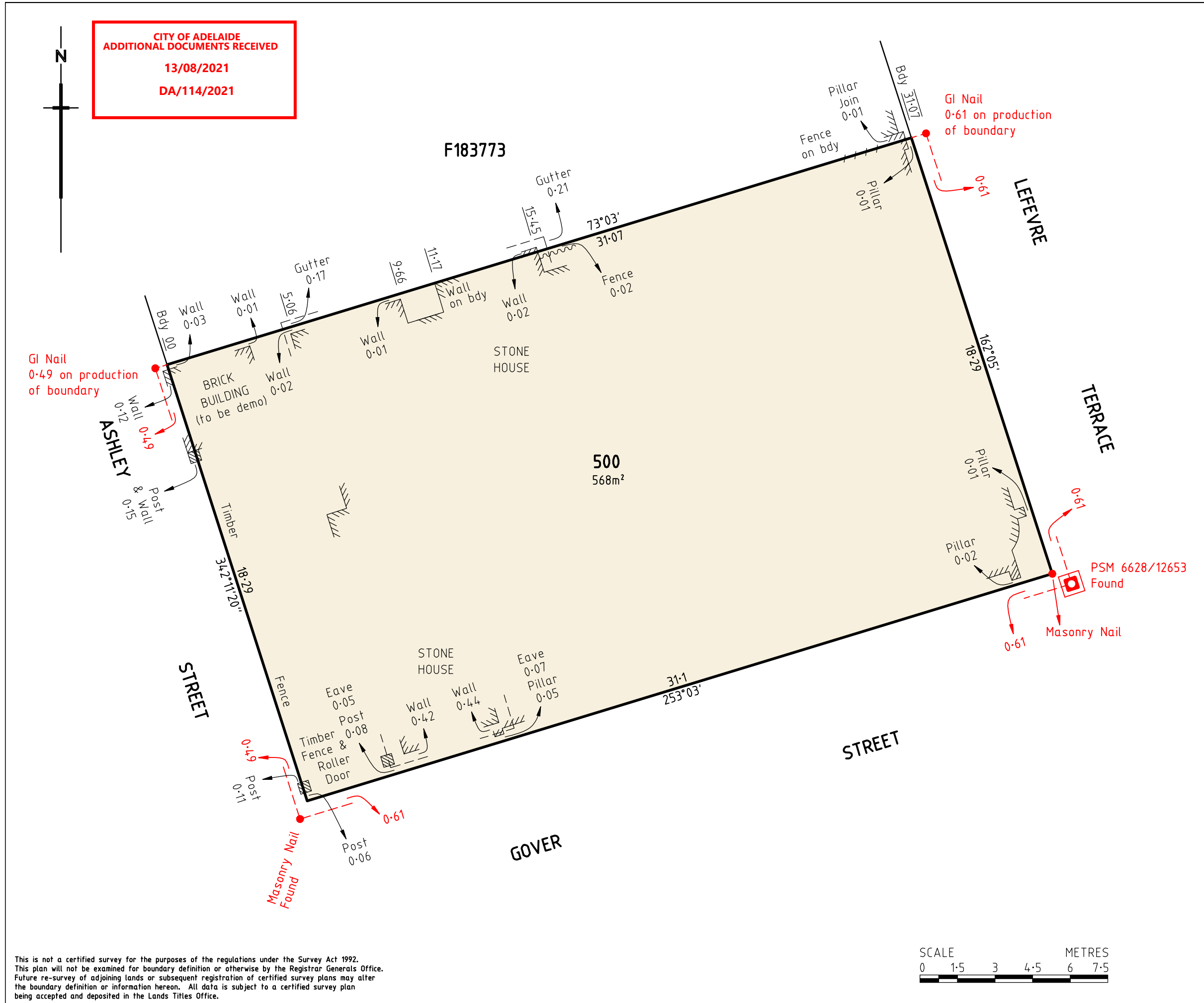


PT Design Pty Ltd 141-149 Hould Street Adelaide SA 5000
T [08 8412 4300] E [ptdesign@ptdesign.net.au]

Designed	SR	Drawn	SR
Approved		Date	MAY '21
CIVIL		Sheet	1 of 1

Project
**PROPOSED EXTENSION
81 LEFEVRE TERRACE
NORTH ADELAIDE**

Client MANUEL & HAROULA SYRIANOS	N
Drawing Title SITE LEVELS AND DRAINAGE LAYOUT	Scale 1:100
Drawing Number 22383-C01	Issue B



BOUNDARY IDENTIFICATION PLAN

ALLOTMENT 500 IN F183772

VERSION: 10/08/2021

SHEET 1 OF 1 SHEETS

TITLE REFERENCE(S):

CT 5809/753

HUNDRED: YATALA

AREA: NORTH ADELAIDE

COUNCIL: ADELAIDE

LEGEND:

- Fence -/-/-/
- Fence on boundary +/+/+
- Galv. Iron Fence ~~~~~
- Galv. Iron Fence ~~~~~
- on boundary
- Colourbond Fence ~~~~~
- Colourbond Fence ~~~~~
- on boundary
- Subject Land Boundary ———
- Other Boundary ———

NOTATIONS:

WARNING:
Fences and other structures must be setout from the survey marks and not the wooden stakes nearby

CHECKED BY: TK DATE: 11/08/2021

CERTIFIED CORRECT

Tim Klean

LICENSED SURVEYOR

STATE SURVEYS

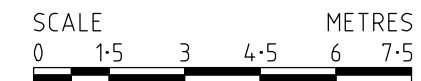
465B SOUTH ROAD, KESWICK SA 5035

TELEPHONE: 8293 2939

FACSIMILE: 8293 2949

EMAIL: planning@statesurveys.com.au

REFERENCE: 21535 DRAWN BY: ADL



This is not a certified survey for the purposes of the regulations under the Survey Act 1992. This plan will not be examined for boundary definition or otherwise by the Registrar Generals Office. Future re-survey of adjoining lands or subsequent registration of certified survey plans may alter the boundary definition or information hereon. All data is subject to a certified survey plan being accepted and deposited in the Lands Titles Office.



Ref: 21087|BNW

2 March 2021

Mr Tony Syrianos
By email: tonysyri@gmail.com

Dear Tony,

81-83 LEFEVRE TERRACE, NORTH ADELAIDE

I refer to the proposal to install a car hoist at 81-83 Lefevre Terrace, North Adelaide. As requested, I have undertaken a review of the proposal.

The subject site is currently occupied by a dwelling with access provided via Ashley Street. I understand that the proposal comprises the installation of a car hoist to allow storage of vehicles within the dwelling's basement. The vehicle storage will not form the site's primary car parking provision but will be for the long-term storage of vehicles utilised infrequently. Two separate parking spaces will be provided at-grade for the primary parking provision associated with the dwelling.

The car hoist will allow vehicles to be driven into the site and then be lowered to the basement level. The basement level will not include manoeuvring area for cars to be driven within it but, rather, will allow cars to be positioned by hand with heavy duty trolley jacks (one under each tyre). Cars will not be 'started up' within the basement area (there would be no point given cars cannot be driven within the basement). I understand that the hoist will be manufactured with support columns located clear of the area required for lateral shifting of the vehicles.

I understand Council has queried whether the basement area should conform with the requirements of the "Australian/New Zealand Standard for Parking Facilities – Part One: Off-Street Car Parking" (AS/NZS 2890.1:2004). I am of the opinion that the subject area will function more as a 'storage' area than a 'parking' area, particularly given the dwellings 'regular' parking spaces will be provided at-grade with appropriate manoeuvring provisions. The at-grade parking spaces will allow easy and convenient access to vehicles utilised on a regular (day-to-day type) basis. Conversely, the basement area will be utilised for storage of vehicles used infrequently/rarely and, in my view, a lower level of accessibility can be tolerated. The arrangement would not be dissimilar to the storage of large equipment within the basement area that requires infrequent access.



In summary, I am of the opinion that the basement storage area will operate appropriately and, in the context of infrequent use of the associated vehicles, conveniently. The provision of the basement car storage will not impact on the provision of the site's primary parking spaces at-grade.

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

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Ben Wilson", written in a cursive style.

BEN WILSON

Director | CIRQA Pty Ltd

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4/05/2021
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House
81-83 LeFevre Terrace
North Adelaide
DEVELOPMENT APPLICATION

HERITAGE IMPACT ASSESSMENT

McDougall & Vines
Conservation and Heritage Consultants

HOUSE 81-83 LEFEVRE TERRACE, NORTH ADELAIDE HERITAGE IMPACT ASSESSMENT

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Katrina McDougall
McDougall and Vines
May 2021

1.0 BACKGROUND

1.1 CURRENT SITUATION

The house at 81-83 LeFevre Terrace, North Adelaide and is included in the schedule of Local Heritage Places in the City of Adelaide. It was assessed and identified as a place of Local Heritage value in the North Adelaide Heritage Survey (2004).

This Heritage Impact Assessment (HIA) is a statement of the effect of the development proposals on the heritage qualities of the place.

The current development plans have been prepared for the owners Manuel and Haroula Syrianos by Cox Architects, and these plans should be referred to in conjunction with this HIA.

1.2 OUTLINE HISTORY AND ARCHITECTURAL ANALYSIS

This one storey residence was built in 1902 on part of Town Acre 912. This was a large vacant block situated on the corner of LeFevre Terrace and Gover Street, comprising three lots owned for many years by William Barlow. Three houses were built between 1902 and 1904, and on this corner allotment a house was built for Charles Gerner [for a cost of £590, according to Adelaide City Council assessments].

The design of the house constructed in 1902 reflects a transitional character between earlier Victorian Italianate and the turn of the century Edwardian/Federation Queen Ann styles, as seen in the c1930 photograph [B 6079]. The architect of this house has not yet been determined but it displays many of the characteristics evident in the illustrations in *Modern Dwellings – 100 Selected Designs*, published by Adelaide architect F W Dancker in 1904.

The house was extended on the south western corner to incorporate a consulting room for the owner at that time Dr Matthias Erichsen. This extension continued the original proportions, materials and detailing of the main house.

Substantial renovations in the early 1930s altered the character of the house to reflect the even more 'modern' gentleman's bungalow style of the Inter War period. The expansive roof was reclad in Marseilles terra cotta tiles and the verandah, with solid pillars, incorporated into the main roof form. The tall decorative masonry chimneys were retained. Generally, the original Edwardian details to the external stone walls were also retained but a more up-to-date window was inserted into the now projecting central gable in the east elevation facing the parklands [see photograph B 6198]. This window has undergone minor changes since its installation.

Additional historical information, particularly about the owners and residents of the house over time, is provided in the report prepared for earlier owners by A & P Kloeden.

1.3 HOUSE CONSTRUCTION AND MATERIALS

Exterior

Externally, the walls are constructed of rock-faced sandstone, laid randomly, with rendered quoins, and door and window surrounds. The main southern projecting bay retains an ornate Edwardian window element with an arched opening and highly decorative cornice and gable detailing. This was later reflected in a simpler form in the 1930s window to the eastern elevation which has smooth rendered wall surfaces. The rear wall of the house is constructed

of face red brick. The most prominent characteristic of the house is its expansive terra cotta tiled roof form.

There is one early red brick structure attached to the north west corner of the house. This served as a laundry/wash house as evidenced by the brick chimney.

Interior

The interior finishes retain some fine elements including the almost Art Deco detailing to the fenestration and glazing. The room proportions and configuration are generous and carefully planned. These original finishes and details which remain in the principal front rooms are of interest and should be retained where possible.

Other areas of the house, particularly the kitchen and other rear areas, have been altered over time to upgrade fittings and facilities.



SLSA B 6079 – pre 1930



SLSA B 6198 - 1932

1.4 SITE AND CONTEXT

This house is located on a prominent corner position at the edge of the eastern parklands of North Adelaide. There are clear views across the parklands as no mature trees are growing along the boundary of this section, across LeFevre Terrace.

The context of the area is entirely residential and the dense housing of North Adelaide extends west and north from this corner site. The large houses along LeFevre Terrace have rear access from Ashley Street and a number of them have been substantially extended to this rear boundary.



1.5 HERITAGE VALUE AND DEVELOPMENT REQUIREMENTS

The house at 81-83 LeFevre Terrace, North Adelaide is a Local Heritage Place and sits within the North Adelaide Historic (Conservation) Zone, now Historic Area. This house is significant for its physical architectural character which blends early 1900s Edwardian residential design with later 1930s Inter War characteristics and materials. It forms part of a substantial district of residences which reinforce the historic residential character of North Adelaide.

Planning and development controls are in place to maintain the heritage qualities of the area, to which this house contributes, and in summary, development of heritage places should allow for the conservation of the existing dwelling and the construction of additions of innovative and contemporary design complementary to that of the local Heritage Place. The continuation of appropriate form and detailing, and the use of traditional wall materials is strongly supported.

2.0 DEVELOPMENT PROPOSALS AND LEVEL OF IMPACT

2.1 GENERAL DESIGN APPROACH

This house at 81-83 LeFevre Terrace, North Adelaide is a Local Heritage Place in the City of Adelaide. Development should aim to respect and retain original external fabric, and seek to enhance and complement the heritage values of the place.

This is a moderately sized, single storey dwelling with a small rear open space area. It is located on a corner site with a narrow lane/street to the rear. The owners require additional bedroom space and also car storage and on-site parking areas.

This proposal will retain the main front sections of the house intact and add a two storey rear wing above an excavated car storage area which incorporates the existing small cellar, and a ground level 2 car garage. The upper level of this addition will cut back into the north west corner of the roof of the main house and provide an additional two bedrooms.

2.2 PROPOSED EXTERNAL CHANGES

2.2.1 BELOW GROUND

Work proposed

Installation of an underground basement level with structural retaining wall and elevator system for moving cars. This basement area will be located under the existing rear outbuilding and include the current original cellar area. Access from inside the house will be by a new staircase from the kitchen. Access from outside will be through the ground level garage doors.

2.2.2 ABOVE GROUND

Work proposed

Main House

No changes are proposed to the exterior envelope of the existing house, apart from those required to construct the rear addition. All work to the exterior of the main house will be in the nature of conservation and reinstatement of original detail where missing. Later facilities will be upgraded as required.

Additions and Extensions

It is proposed to construct a two-storey face red brick addition to the north west corner of the existing house. Changes to the overall form of the house therefore will only be to this rear area.

The addition, which replaces the existing red brick laundry and cellar, has been designed with a balcony at the upper level, which results in a 2 metre setback of the full height of the addition from the street alignment. Access to the ground level garage will remain off Ashley Street.

The extension will cut back into the northern rear roof ridge but the roof line of the extension will sit below the main ridge of the front of the house. The form of the original complex tiled roof structure is retained when viewed from east and south and the existing roof ridge lines are maintained.

The new roof structure does not protrude above the original ridge lines on the northern side of the house. It will be visible from LeFevre Terrace when viewed obliquely from the east, but the red brick material is intended to complement the terra cotta of the roof tiles.

2.3 ASSESSMENT OF EXTERNAL IMPACT

2.3.1 SITE

The excavation of the basement area will have minimal impact on the context of the house as the basement will not be visible at all and will be accessed internally.

The garden to the front of the house will retain its current dimensions, and the setting of the house will be enhanced by additional landscaping and planting.

The use of red brick as the wall material will continue the original materials of the earlier laundry building and back wall of the house.

Houses to the north along LeFevre Terrace/Ashley Street have already undertaken additions and extensions to the rear along Ashley Street. The changes proposed to this property will continue the existing construction practice for extensions and additions in this location, and repeat the materials of some already existing extensions along this rear street/lane.

2.3.2 HOUSE

The proposal to add to the rear north west corner of the house will have minimal impact on the main LeFevre Terrace aspect of the house and significant roof form. The main house will not be altered significantly, externally.

The additions to the rear of the house are a major new element. These additions will have minimal impact on the view of the house from the public realm as they will essentially be hidden behind the multiple roof ridge lines of the front main section of the house. The main eastern and southern elevations will remain unchanged when viewed from the public domain, apart from the section of the addition which is situated in the rear yard area, and visible from Gover and Ashley Streets.

The northern addition will require demolition of the original fabric of the garage at the rear of the house but this impact will be mitigated by using the same material – face red brick- as the wall finish to the new structure and repeating some of the original wall capping detail to the balcony balustrade.

The retention of the main roof forms, ridges and materials visible from the public realm will also assist in mitigating the effect of the addition.



Current rear view from Ashley Street

2.4 PROPOSED INTERNAL CHANGES TO FLOOR PLAN AND USES

Work proposed

The house will remain as a family residence and the uses of the rooms and areas on the ground floor will be substantially the same as previously, with additional bedrooms and bathrooms contained in the two storey rear additions.

2.5 ASSESSMENT OF INTERNAL IMPACT

Local Heritage development controls relate mainly to the exterior of places but the intention of this proposal is to retain all internal elements which remain from the original design and detailing of the house. Works and adaptation of spaces will reinforce the design intent of the original house in an appropriate manner.

The proposed addition will have little impact on the interior scale and proportions of the original house. The addition only extends into the roof space above the en-suite of the second bedroom and does not change the existing ceiling height.

3.0 SUMMARY OF IMPACT ON HERITAGE VALUE

The proposals for a two storey addition to the rear of this house at 81-83 LeFevre Terrace North Adelaide has taken in to account the development control requirements for this conservation area and I consider the impact on the heritage values of the listed dwelling will be minimal.

The appropriateness of the design for the rear addition is achieved through the use of red brick for the main construction material, the provision of a balcony to Ashley Street, and the constraining of the height of the proposed new wing to below the main roof ridge of the existing dwelling.

It also achieves the requirement of demonstrating innovative and contemporary design with a compatible visual relationship in the immediate context of the conservation area, particularly in its relationship to adjacent recent development in Ashley Street.

Conclusion

I have carefully considered the proposal provided in the proposal for alterations and additions to the Local Heritage Place, 81-83 LeFevre, North Adelaide and in my opinion, while the addition to the rear of the house does cut into the existing rear roof form to a degree, the overall volume of the structure is acceptable and the proposed building materials are compatible with the design intent and heritage significance of the original heritage listed dwelling. This proposal shows evidence of a strong intention to retain the identified heritage values of the place, based on its location and context and the view of the building from the public domain.



Katrina McDougall
McDOUGALL & VINES

1 May, 2020

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5809 Folio 753

Parent Title(s) CT 3131/9
Creating Dealing(s) CONVERTED TITLE
Title Issued 22/09/2000 Edition 3 Edition Issued 24/12/2020

Estate Type

FEE SIMPLE

Registered Proprietor

HAROULA SYRIANOS
MANUEL SYRIANOS
OF UNIT 5 180 O'CONNELL STREET NORTH ADELAIDE SA 5006
AS JOINT TENANTS

Description of Land

ALLOTMENT 500 FILED PLAN 183772
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

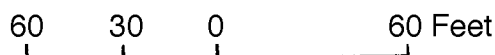
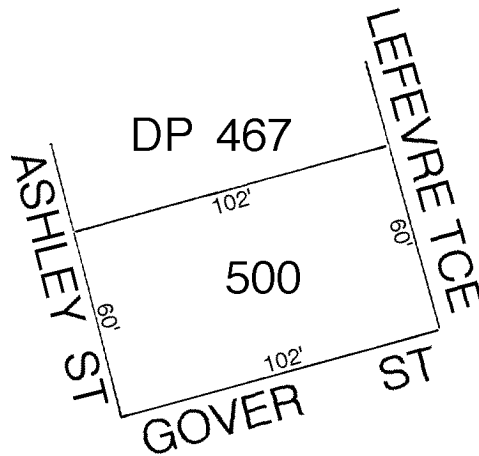
NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3131/9

LAST PLAN REF: DP 467



**DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION**
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Certificate of Title

Title Reference: CT 5809/753
Status: CURRENT
Parent Title(s): CT 3131/9
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 22/09/2000
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
18/12/2020	24/12/2020	13432948	TRANSFER	REGISTERED	HAROULA SYRIANOS, MANUEL SYRIANOS
18/12/2020	24/12/2020	13432947	WITHDRAWAL OF CAVEAT	REGISTERED	13188237
14/10/2019	17/10/2019	13188237	CAVEAT	REGISTERED	MANUEL SYRIANOS, HAROULA SYRIANOS
25/05/2016	21/06/2016	12534605	DISCHARGE OF MORTGAGE	REGISTERED	4479260
25/05/2016	21/06/2016	12534604	DISCHARGE OF MORTGAGE	REGISTERED	6065505 6652790
13/12/1988	27/01/1989	6652790	MORTGAGE	REGISTERED	
12/08/1985	23/09/1985	6065505	MORTGAGE	REGISTERED	
06/12/1979	15/04/1985	4479260	MORTGAGE	REGISTERED	

Phil Chrysostomou

Subject: FW: DA/114/2021

From: Julia and Bruce [REDACTED]
Sent: Monday, 21 June 2021 9:11 AM
To: Duty Planner <D.Planner@cityofadelaide.com.au>
Cc: Bruce Hendry [REDACTED]
Subject: DA/114/2021

Attention Phil Chrysostomou

Dear Phil

Thank you for your time a week ago when we attended the office to review the plans. As you know, we think these are not the same plans discussed with the neighbours, who have been very communicative.

We attempted sending our response over the weekend and again this morning on the ACC website official form without success. The system accepts the response but remains continually loading. I spoke to Zorica this morning who said we could put our response in writing via email. (email response is a bit longer than the 250 characters we got it down to.)

We would attend the meeting to discuss the proposal.

Our concerns are:

Underground car parking.

Building to boundary and therefore no access to gap.

Existing and potential water issues including building run off, underground spring, gutters.

Overlooking rear private space.

Potential damage to our property during construction including fences and walls

Ongoing car access to our garage in a narrow turning space.

We request

A dilapidation report and we want to see the boundary report.

Can you please confirm that this email will be attached to the application in lieu of the response process requested by council?

regards

Julia and Bruce Hendry

84 LeFevre Terrace
North Adelaide. 5006

phone [REDACTED]

Ref: 21ADL-0610



URPS

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067
08 8333 7999

Melbourne
29-31 Rathdowne St
Carlton, VIC 3053

03 8593 9650
urps.com.au

7 July 2021

Phil Chrysostomou
Planner – Development Assessment
City of Adelaide

Email: P.Chrysostomou@cityofadelaide.com.au

Dear Phil,

Response to Representations – DA 114/2021

Introduction

URPS has been engaged by Tony Syrianos the applicant in this matter to respond to the single representation received following the public notification period.

The representation was received from:

- Julia and Bruce Hendry – 84 LeFevre Terrace, North Adelaide

Their concerns can be summarised as:

- Underground parking.
- Building to the boundary meaning there is no access.
- Garage access.
- Water run-off.
- Overlooking.
- Damage during construction.

In response I provide the following:

Underground Parking

The underground car parking is located below a proposed new double garage accessed from Ashley Street. Vehicles would drive into the new garage and then those vehicles would be taken to the underground car parking via a vehicle lift system.

Given its location, this underground car park is not visible to the adjoining land that is under the ownership of the representor nor would it be visible to the adjacent public realm/Ashley Street.

It is an efficient and discreet way to provide and position additional off-street car parking so that it does not impact on the locality and heritage character of the existing dwelling.

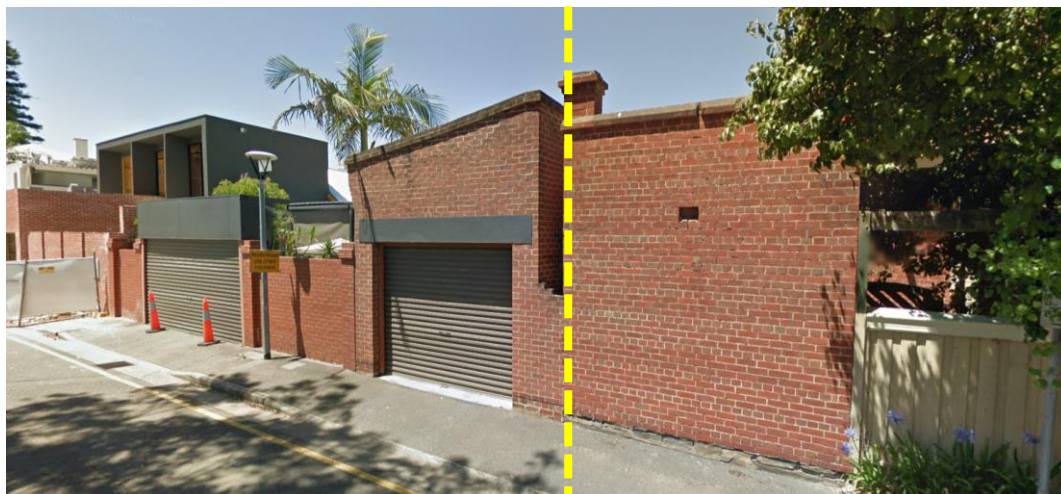
Therefore, I consider this underground car parking aspect of the development appropriate.

Building to the boundary meaning there is no access

We understand the concern is due to the fact that the representor has a wall that is not located on the boundary meaning there will be a future gap between our client's boundary wall and theirs of about 300mm.

The consideration of whether the wall can be on the boundary should be based upon the planning policies. The policies relevant to the proposal do not prevent boundary development provided there is no unreasonable impact upon neighbouring land. In this instance the wall is replacing an existing wall and is adjacent another outbuilding as such the impact upon their amenity is minor and acceptable.

Image 1: View of representor's garage and the existing wall on the applicant's land (the boundary shown in yellow dashed line)



In terms of Building Code, it only seeks that new development be constructed either on the boundary or at least 600mm from it – which the proposal complies with.

The fact the neighbour does not comply with the building code does not affect the assessment of this development.



Garage access

The proposal does not affect the ability for the representor to access their own garage because the proposal occurs on the subject land and does not block their access.

As the proposal is for only additions to a single dwelling the volume of traffic it generates and which will access this garage will be of low intensity such that it will not give rise to any serious or problematic traffic issues for the locality.

Water run-off

The proposal's stormwater management has been designed by PT Design.

All stormwater from new roofed areas will be captured and discharged to the street water table as required by the Development Plan.

Overlooking

Overlooking impacts to the representors land have been managed by:

- Ensuring there are no windows on the upper level/first floor windows that face North.
- Incorporating a screen of 1.6 metres high on the deck so it does not have any views to the North.

Damage during construction

We confirm that the building will be constructed in accordance with all applicable Australian Standards and engineered by a suitably qualified person/organisation.

All structural elements of the proposal, including in relation to the stability of neighbouring land, will be thoroughly considered during the structural design and engineering process such that neighbouring land will not be affected by the proposal.

The proposal will also be considered structurally during the assessment for Building Rules Consent.

A dilapidation report is not necessary for a residential development of this scale and which involves this level of relatively minor (i.e., it is only for a single basement level) excavation.

Finally, the proposal does not seek to impact upon any fencing/existing walls.



Conclusion

The above response addresses the issues raised by the representor. In my view the concerns expressed have not raised any planning issues that prevent you from supporting this proposal. As such, planning approval is merited.

I am happy and can be available to appear at CAP In support of this development if required. Please confirm the date and time of the meeting. In the meantime, should you have any questions please do not hesitate to call me on 8333 7999.

Yours sincerely

A handwritten signature in black ink, appearing to read "MK", with a horizontal line extending to the right.

Matthew King
Managing Director

DEVELOPMENT NUMBER:	21010019
AGENDA ITEM NUMBER:	4.1
APPLICANT:	Johan Magnus and Daniel Olsson
ADDRESS:	16 Allen Place, Adelaide
NATURE OF DEVELOPMENT:	Demolition of portion of existing dwelling, construction of single storey addition with verandah
ZONING INFORMATION:	Zone: • City Living Subzones: N/A Overlays: • Airport Building Heights (Regulated) • Design • Historic Area (Adel 14) • Heritage Adjacency • Hazards (Flooding - Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy Technical Numeric Variations (TNVs): • Maximum Building Height (8.5 metres) • Maximum Building Height (2 levels) • Minimum Site Area – Residential Flat Building - 120m ²
LODGEMENT DATE:	16 May 2021
RELEVANT AUTHORITY:	City of Adelaide Council Assessment Panel Meeting Date – 23 August 2021
PLANNING & DESIGN CODE VERSION:	2021.7 - 3 June 2021
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Edouard Pool Senior Planner - Development Assessment
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Local Heritage, Waste and Traffic

CONTENTS:

Appendix 1: Relevant P&D Code Policies

Attachment 1: Application Documents

Attachment 2: Subject Land & Locality Plan

Attachment 3: Zoning Map

Attachment 4: Representation Map

Attachment 5: Representations

Attachment 6: Response to Representations

PERSONS SPEAKING BEFORE THE PANEL

Representors

- Ms Tina Fay of 18 Allen Place, Adelaide

Applicant

- Johan Magnus and Daniel Olsson

1. **DETAILED DESCRIPTION OF PROPOSAL**

- 1.1 This application proposes the partial demolition of the existing dwelling and construction of a single storey addition and verandah.
- 1.2 The proposed addition will have a maximum height of approximately 3.7 metres and a total floor area of 64m², comprising an internal floor area of 47m² and a verandah area of 17m².
- 1.3 A mix of materials, finishes and colours are proposed including colorbond monument wall cladding and rendered white cement sheet wall cladding.
- 1.4 A courtyard/private open space area adjacent to the eastern boundary will be retained.

TABLE 1.1 - DEVELOPMENT DATA		
DESIGN CHARACTERISTICS	GUIDELINE	PROPOSED
Site Area: 165m²		
Building Height	2 Storeys 8.5 metres	1 Storey 3.7 metres
Soft Landscaping	15%	24%
Car Parking	2 spaces	1 space (existing)

2. **BACKGROUND**

- 2.1 The original application proposed two storey dwelling additions. Following Council and representor feedback the proposal was reduced to a single storey addition.

3. **SUBJECT LAND & LOCALITY**

Subject Land

- 3.1 The subject land is located on the eastern side of Allen Place. The land has frontages to Allen Place of 5.9 metres and Dukes Lane of 5.9 metres with a site area of approximately 165m².
- 3.2 The land is currently developed with a single storey dwelling. The land is subject to party wall rights through the central portion of the dwelling, being one of a pair of semi-detached dwellings.
- 3.3 An on-street permit parking is provided along Allen Place.
- 3.4 There are no regulated or significant trees on the site.

Locality

- 3.5 The locality incorporates a mix of commercial and residential land uses.
- 3.6 Allen Place is a narrow street with built form ranging from single storey to two storey in height. The east side of the street consists of dwellings, whilst on the west side of the street are the rear of commercial properties which front Hutt Street.

- 3.7 Land uses in the locality vary and include dwellings, offices, and shops located on Hutt Street, therefore the locality is a mix of residential and commercial forms of development.
- 3.8 Portions of the locality, along Hutt Street, Carrington Street and Gladstone Street display historic character with a number of Local Heritage Places and State Heritage Places.



Photo 3.1 – Subject site, viewed from Allen Place looking east



Photo 3.2 – Subject site, viewed from Dukes Lane looking west



Photo 3.3 – Allen Place viewed from the south, 16 Allen Place in the background.

4. **CONSENT TYPE REQUIRED**

Planning Consent

5. **CATEGORY OF DEVELOPMENT**

- **PER ELEMENT:**
Dwelling: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
Proposed land use is not listed within Zone Tables 1, 2 or 4 as Accepted, Deemed to Satisfy or Restricted development. The proposal therefore defaults to Code Assessed – Performance Assessed development.

6. **PUBLIC NOTIFICATION**

- **REASON**
Zone Table 5 excludes dwellings from notification except where a building wall is proposed on the side boundary. The proposal involves a single storey addition located along the southern boundary where the length of wall exceeds the permitted maximum of 8 metres. As a result, notification was required.
- **LIST OF REPRESENTATIONS**
Against
Ms Tina Fay – 18 Allen Place, Adelaide
Mr Stephen Perrott – 73 Church Tce, Walkerville
Support with some concerns
Mr Charles Gilchrist – 73 Church Tce, Walkerville
Support
Mr David Storey – 10 Gladstone Street, Adelaide

TABLE 6.1 – SUMMARY OF REPRESENTATIONS	
Summary of Representations	Applicant Response
Structural Integrity	<ul style="list-style-type: none"> • The new design will have minimal interference with the neighbours' property both in terms of visibility and structurally. • I will organise for a Dilapidation Report for 18 Allen place before any work commences.
Noise during Construction	<ul style="list-style-type: none"> • The new adjoining wall will be fire rated and insulated. When completed, there will be minimal sound transfer to the adjoining property at 18 Allen Place. • During construction I will build a temporary wall with a door between the new extension and the existing house. This will reduce the sound transferred between the existing of the house to the neighbour.

	<ul style="list-style-type: none"> I will inform my neighbour before major work commences that could be noisy.
Ongoing Noise	<ul style="list-style-type: none"> The new adjoining wall will satisfy building standards. This should be satisfactory as this is a fire rated wall that will that will include adequate noise reduction for the neighbour.

7. **AGENCY REFERRALS**

None required.

8. **INTERNAL REFERRALS**

8.1 **Local Heritage**

The following advice has been received from Council's Heritage Advisor.

The proposed development has been amended to a single storey addition at the rear. It will not be visible from Allen Place, Hutt or Gladstone Streets. The development is supported as it meets the Desired Outcome and Performance Outcomes for the Historic Area and Heritage Adjacency Overlays.

9. PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix 1.

9.1 Summary of City Living Zone Assessment Provisions

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> Achieved. 	✓
Land Use & Intensity PO 1.1	<ul style="list-style-type: none"> Achieved. 	✓
Built Form and Character PO 2.1 – PO 2.3	<ul style="list-style-type: none"> Achieved. 	✓
Building Setbacks PO 3.1 – PO 3.5	<ul style="list-style-type: none"> Refer to section 9.4. 	✓/✗
Car Parking & Access PO 5.1	<ul style="list-style-type: none"> Achieved, the existing carparking remains unchanged. 	✓
Ancillary Buildings and Structures PO 8.1 – PO 8.2	<ul style="list-style-type: none"> The soft landscaping area required is 15% and the development will provide approximately 24%. 	✓

9.2 Summary of Applicable Overlays

The following Overlays are not considered to be relevant to the assessment of the application:

- *Airport Building Heights (Regulated) Overlay* – Two storey building height not of concern
- *Hazards (Flooding – Evidence Required) Overlay* – No flooding concerns
- *Prescribed Wells Area Overlay* – No groundwater concerns
- *Regulated and Significant Tree Overlay* – No regulated or significant trees impacted

An assessment of the relevant Overlays is provided below:

Design Overlay

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> • Achieved. 	✓

Hazards (Flooding – Evidence Required) Overlay

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Flood Resilience PO 1.1	<ul style="list-style-type: none"> • The finished floor level is proposed at 175mm above the Allen Place kerb which maintains the existing dwelling floor level. Increasing the ground floor level to 300mm, as called for by PO 1.1, is not practical or necessary considering the low likelihood of flooding in the locality. 	✓

Heritage Adjacency Overlay

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> • Adjacent Local Heritage Places not adversely impacted. 	✓
Built Form PO 1.1	<ul style="list-style-type: none"> • Various State Heritage Places located to the west of the site front onto Hutt Street. The Local Heritage Places located to the east front onto Gladstone Street. In both cases the proposed addition will not be visible in the context of the adjacent heritage listed places. 	✓

Historic Area Overlay

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
All Development PO 1.1	<ul style="list-style-type: none"> Achieved. 	✓
Built Form PO 2.1 – PO 2.2, PO 2.4 – PO 2.5	<ul style="list-style-type: none"> Refer to section 9.4. 	✓
Alterations and Additions PO 3.1 – PO 3.2	<ul style="list-style-type: none"> Achieved. 	✓
Ancillary development PO 4.1 – PO 4.2	<ul style="list-style-type: none"> The proposed verandah achieves the requirements. 	✓
Context & Streetscape Amenity PO 6.2	<ul style="list-style-type: none"> Achieved. 	✓
Demolition PO 7.2	<ul style="list-style-type: none"> Achieved. Demolition is limited to the rear, with the majority of the heritage building retained intact. 	✓
Historic Area Statements Eras, Themes and context Building Height	<ul style="list-style-type: none"> Achieved. 	✓

Stormwater Management Overlay

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
PO 1.1	<ul style="list-style-type: none"> Satisfied. A 1,000 litre rainwater tank for retention and household use is provided. 	✓ / ✗

Urban Tree Canopy Overlay

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
PO 1.1	<ul style="list-style-type: none"> • One small tree is required for the development. • Tree planting not proposed. • The remainder of the site not occupied by the proposal will be used as an open space and parking area for the occupier. There is an opportunity for tree planting. 	✓

9.3 Summary of General Development Policies

The following General Development Policies are relevant to the assessment:

Design in Urban Areas

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Landscaping PO 3.1 – PO 3.2	<ul style="list-style-type: none"> • The site has a rear yard comprising approximately 24% of the site. A minimum of 15% of the site should be soft landscaping area. • The rear yard is used both as private open space as well as a standing place for parking of one car. • There is opportunity to establish a small tree. 	✓
Environmental Performance PO 4.1 – PO 4.3	<ul style="list-style-type: none"> • The east facing glass sliding doors will receive direct morning sunlight. 	✓
Ancillary Development PO 13.1 – 13.2	<ul style="list-style-type: none"> • Achieved. 	✓
Dwelling Additions PO 16.1	<ul style="list-style-type: none"> • Achieved. 	✓
Private Open Space PO 17.1	<ul style="list-style-type: none"> • Achieved. • Greater than 24m² of private open space area proposed. 	✓

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Outlook and Amenity PO 18.1	<ul style="list-style-type: none"> The proposed living room overlooks the private open space. 	✓
Ancillary Development PO 19.1	<ul style="list-style-type: none"> Achieved. 	✓
Residential Development – Low Rise External Appearance PO 20.1 – PO 20.3	<ul style="list-style-type: none"> The single storey height of the addition will result in limited visual impact when viewed from adjoining allotments. 	✓
Private Open Space PO 21.2	<ul style="list-style-type: none"> Achieved. 	✓
Landscaping PO 22.1	<ul style="list-style-type: none"> The soft landscaping area required is 15%, the development will provide approximately 24%. 	✓
Table 1 – Private Open Space	<ul style="list-style-type: none"> Achieved. 	✓

Transport, Access and Parking

Subject Code Ref	Assessment	Achieved ✓ Not Achieved ✗
Desired Outcome DO 1	<ul style="list-style-type: none"> Existing access via Dukes Lane. The site currently caters for one on-site carpark space with resident permit carparking available on Allen Place. 	✓

9.4 Detailed Discussion

Land Use

The subject site is located within the City Living Zone where single storey dwellings are anticipated as per Desired Outcome 1:

Predominantly low-rise, low to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living.

The proposal seeks to construct a single storey addition to the rear of an existing single storey dwelling and is a form of development anticipated within the zone.

Built Form and Design

The City Living Zone seeks that 'Development contributes to a predominantly low-rise residential character'. The proposed construction of a single storey addition will complement the low-rise form of development within this portion of Allen Place.

In relation to building setbacks the subject dwelling and the southern adjoining dwelling are semi-detached, sharing a party wall. The dwelling addition is proposed on the southern property boundary continuing the existing semi-detached form of the two dwellings. This is acceptable as it matches the zero side boundary setback of the adjoining southern dwelling which is consistent with DPF 3.3 as follows:

Building walls are setback from a side boundary not less than the nearest side setback of the primary building on the adjoining allotment.

All other setback parameters are satisfied by the proposal.

The existing vehicle access from Dukes Lane and on-site car arrangement parking for one car will not change as part of this proposal.

Overall, the scale and intensity of development proposed on the subject site is appropriate and commensurate to other development in the locality.

Heritage and Conservation

The design of the proposal is contemporary. The external materials will consist of sheet metal wall cladding in Colourbond Monument and rendered white cement cladding for the verandah.

Council's Heritage Advisor confirmed the proposal is consistent with the height requirement in the zone and with adjoining development in Allen Place and the proposed materials are acceptable.

Although a contemporary design, the proposal is relatively consistent with the local pattern of development, which includes a preponderance of single storey dwellings.

9.5 Conclusion

The application proposes the partial demolition of the rear of the existing building and construction of a single storey addition with verandah. On balance, the proposal is considered acceptable as it:

- will not be readily visible from outside of the site
- will not create adverse bulk and scale impacts as the addition and verandah abut existing built form on the adjoining southern property boundary
- will maintain adequate private open space and soft landscaping area
- is supported by Council's Heritage Advisor and considered to be of an appropriate scale and design within the streetscape.

The level of impact is acceptable within the context of the City Living Zone and Allen Place streetscape. It has been determined that, on balance, the proposal warrants Planning Consent.

10. **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 (SA)*, 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 21010019, by Johan Magnus and Daniel Olsson is granted Planning Consent subject to the following conditions:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**

- **Site Plan with addition A11 Rev A dated 29/7/2021**
- **Ground Floor A04 Rev A dated 19/7/2021**
- **North Elevation A13 Rev A dated 19/7/2021**
- **South Elevation A15 Rev A dated 19/5/2021**
- **East Elevation A14 Rev A dated 29/7/2021**
- **West Elevation A12 Rev A dated 29/7/2021**

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

2. **External materials, surface finishes and colours of the Development shall be consistent with the description hereby granted consent and shall be to the reasonable satisfaction of the Council.**

3. **The applicant shall make a payment of \$300.00 (in lieu of planting 1 x small tree) into the Urban Tree Canopy Off-Set Fund. This payment is to be paid into the Fund via the PlanSA portal prior to the issue of Development Approval.**

4. **The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the City of Adelaide City Works Guide # 2: 'Works Impacting Council Assets' which can be located on Council's website <https://www.cityofadelaide.com.au/> and shall be to the reasonable satisfaction of the Council.**

Advisory Notes

1. **Building Consent for Approval**

Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.

2. Expiration Time of Approval

Pursuant to the provisions of Regulation 67 of the Planning, Development and Infrastructure (General) Regulations 2017, this consent / approval will lapse at the expiration of 2 years from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 2 years, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

3. Boundaries

It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

APPENDIX 1

Relevant P& D Code Policies

16 ALLEN PL ADELAIDE SA 5000

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

Local Variation (TNV)

Maximum Building Height (Metres) (*Maximum building height is 8.5m*)

Minimum Site Area (*o_Minimum site area for a detached dwelling is 120 sqm; semi-detached dwelling is 120 sqm; row dwelling is 120 sqm; group dwelling is 120 sqm; residential flat building is 120 sqm*)

Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

Overlay

Airport Building Heights (Regulated) (*All structures over 153.5 metres AHD*)

Design

Historic Area (*Adel14*)

Heritage Adjacency

Hazards (Flooding - Evidence Required)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Zone

City Living

Development Pathways

■ City Living

1. Accepted Development

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

- Carport
- Fence and retaining wall structure
- Internal building work
- Outbuilding
- Partial demolition of a building or structure
- Shade sail
- Solar photovoltaic panels (roof mounted)

- Swimming pool or spa pool
- Temporary public service depot
- Verandah
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Carport
- Land division
- Outbuilding
- Verandah

3. Code Assessed - Performance Assessed

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

- Ancillary accommodation
- Carport
- Demolition
- Detached dwelling
- Dwelling addition
- Fence
- Group dwelling
- Land division
- Outbuilding
- Residential flat building
- Retaining wall
- Row dwelling
- Semi-detached dwelling
- Tree-damaging activity
- Verandah

4. Impact Assessed - Restricted

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

City Living Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Predominantly low-rise, low to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living. Small scale employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Diverse housing and accommodation complemented by a range of compatible non-residential uses supporting an active and convenient neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Community facility (b) Consulting room (c) Dwelling (d) Educational establishment (e) Office (f) Personal or domestic services establishment (g) Place of worship (h) Pre-school (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Supported accommodation.
<p>PO 1.2</p> <p>Non-residential development located and designed to improve community accessibility to services primarily in the form of:</p> <ul style="list-style-type: none"> (a) small-scale commercial uses such as offices, consulting rooms and personal or domestic services establishments (b) community services such as educational establishments, community centres, places of worship, pre-schools, childcare and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing (d) open space and recreation facilities (e) expansion of existing hospital and associated facilities. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity, and primarily comprise:</p> <ul style="list-style-type: none"> (a) home-based business activities 	<p>DTS/DPF 1.4</p> <p>A consulting room, office or personal or domestic services establishment (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> (a) comprises a change in the use of an existing building

<p>(b) the reuse and adaption of existing commercial premises</p> <p>(c) new businesses along street frontages with an established mixed use character, particularly the following:</p> <p>(i) within the Medium-High Intensity Subzone and fronting:</p> <ul style="list-style-type: none"> A. Gilles Street / Gilbert Street B. Sturt Street C. Carrington Street (west of Hurtle Square) D. Archer Street E. Ward Street <p>(ii) Tynte Street (west of Bevis Street)</p>	<p>that is lawfully used as a consulting room, office or personal or domestic services establishment (or any combination thereof)</p> <p>(b) is located on the ground floor and associated with a dwelling where at least 50% of the total floor area of the ground floor is used for residential purposes (excluding any garage or carport associated with residential development)</p> <p>(c) it is wholly located on the ground floor of a building and satisfies one of the following:</p> <p>(i) the building is in the Medium-High Intensity Subzone and has a primary street frontage to any of the following:</p> <ul style="list-style-type: none"> A. Gilles Street / Gilbert Street B. Sturt Street C. Carrington Street (west of Hurtle Square) D. Archer Street E. Ward Street <p>(ii) the building has a primary street frontage to Tynte Street (west of Bevis Street).</p>
<p>PO 1.5</p> <p>Development associated with or ancillary to an existing non-residential or institutional activity identified on any relevant Concept Plan contained within Part 12 – Concept Plans of the Planning and Design Code is contained on a site within a Concept Plan boundary, or any directly adjoining site, to avoid detrimental impact on adjacent residential amenity.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>PO 1.6</p> <p>Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</p>	<p>DTS/DPF 1.6</p> <p>Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied:</p> <ul style="list-style-type: none"> (a) where the alterations or additions relate to a facility located within any relevant Concept Plan boundary as contained in Part 12 – Concept Plans of the Planning and Design Code, the alterations or additions are located wholly within the Concept Plan boundary (b) set back at least 3m from any boundary shared with a residential land use (c) building height not exceeding 1 building level (d) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (e) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
<p>Built Form and Character</p>	
<p>PO 2.1</p> <p>The number of dwellings is increased in the zone while maintaining residential amenity.</p>	<p>DTS/DPF 2.1</p> <p>The number of dwellings in the zone is increased in accordance with one of the following:</p>

	<ul style="list-style-type: none"> (a) redevelopment of poor quality and underutilised buildings or sites that are in discord with the desired outcomes of the zone and relevant subzone (b) adaptation and conversion of non-residential buildings to residential uses (c) development in upper levels of existing buildings, or by increasing the height of buildings or roof volumes, or on sites behind existing buildings. 				
<p>PO 2.2</p> <p>Development contributes to a predominantly low-rise residential character, except when located in the Medium - High Intensity Subzone or East Terrace Subzone where it contributes to a predominantly medium rise residential character, consistent with the form expressed in the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer and the <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer in the SA planning database or any relevant Concept Plan and positively responds to the local context.</p>	<p>DTS/DPF 2.2</p> <p>Except where a Concept Plan specifies otherwise or on a Catalyst Site in the East Terrace Subzone, development (excluding garages, carports and outbuildings):</p> <ul style="list-style-type: none"> (a) does not exceed the following building height(s): <table border="1" data-bbox="833 674 1519 831"> <tr> <td style="text-align: center;">Maximum Building Height (Levels)</td> </tr> <tr> <td>Maximum building height is 2 levels</td> </tr> <tr> <td style="text-align: center;">Maximum Building Height (Metres)</td> </tr> <tr> <td>Maximum building height is 8.5m</td> </tr> </table> <ul style="list-style-type: none"> (b) is not less than the following building height: <p>In relation to DTS/DPF 2.2, in instances where:</p> <ul style="list-style-type: none"> (c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer, <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer, or <i>Minimum Building Height (Levels) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) only one value is returned for DTS/DPF 2.2(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other (e) no value is returned for DTS/DPF 2.2(a) (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. (f) no value is returned for DTS/DPF 2.2(b) (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 2.2(b) is met. 	Maximum Building Height (Levels)	Maximum building height is 2 levels	Maximum Building Height (Metres)	Maximum building height is 8.5m
Maximum Building Height (Levels)					
Maximum building height is 2 levels					
Maximum Building Height (Metres)					
Maximum building height is 8.5m					
<p>PO 2.3</p> <p>New buildings and structures visible from the public realm consistent with:</p> <ul style="list-style-type: none"> (a) the valued streetscape characteristics of the area (b) prevailing built form characteristics, such as floor to ceiling heights, of the area. 	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>				
<p>PO 2.4</p> <p>The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the area</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>				

<p>PO 2.5</p> <p>Development designed to provide a strong built-form edge to the Park Lands and Wellington Square through the regular siting and pattern of buildings addressing the primary street frontage.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Building Setbacks</p>	
<p>PO 3.1</p> <p>Buildings are set back from primary street boundaries to complement the existing streetscape character.</p>	<p>DTS/DPF 3.1</p> <p>The building line of a building set back from the primary street boundary:</p> <ul style="list-style-type: none"> (a) at least the average setback to the building line of existing buildings on adjoining sites which face the same street (including those buildings that would adjoin the site if not separated by a public road) (b) where there is only one existing building on adjoining sites which face the same street (including those that would adjoin if not separated by a public road), not less than the setback to the building line of that building or (c) in all other cases, no DTS/DPF is applicable.
<p>PO 3.2</p> <p>Buildings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.</p>	<p>DTS/DPF 3.2</p> <p>Building walls are no closer than 900mm to secondary street boundary.</p>
<p>PO 3.3</p> <p>Buildings setback from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that is consistent with the established streetscape of the locality (b) access to natural light and ventilation to neighbours. 	<p>DTS/DPF 3.3</p> <p>Building walls are setback from a side boundary not less than the nearest side setback of the primary building on the adjoining allotment.</p>
<p>PO 3.4</p> <p>Buildings are setback from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) access to natural light and ventilation for neighbours (b) open space recreational opportunities (c) space for landscaping and vegetation. 	<p>DTS/DPF 3.4</p> <p>Building walls are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) 3m for the ground floor level (b) 5m for first floor building level (c) 5m plus an additional 1m setback added for every 1m in height above a wall height of 7m.
<p>PO 3.5</p> <p>Boundary walls are limited in height and length to manage impacts on adjoining properties.</p>	<p>DTS/DPF 3.5</p> <p>For buildings that do not have a common wall, any wall sited on a side boundary meets all of the following:</p> <ul style="list-style-type: none"> (a) does not exceed 3m in height from the top of the footings (b) does not exceed a length of 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (c) when combined with other walls on the boundary, does not exceed 45% (d) is setback at least 3m from any existing or proposed boundary walls.
<p>Site Dimensions and Land Division</p>	
<p>PO 4.1</p> <p>Allotments created for residential purposes that are of suitable</p>	<p>DTS/DPF 4.1</p> <p>Except on a Catalyst Site in the East Terrace Subzone,</p>

<p>size and dimension and are compatible with the housing pattern consistent to the locality.</p>	<p>development accords with the following:</p> <p>(a) site areas (or allotment areas in the case of land division) not less than:</p> <table border="1" data-bbox="834 264 1522 405"> <thead> <tr> <th data-bbox="834 264 1522 297">Minimum Site Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="834 297 1522 405">Minimum site area for a detached dwelling is 120 sqm; semi-detached dwelling is 120 sqm; row dwelling is 120 sqm; group dwelling is 120 sqm; residential flat building is 120 sqm</td> </tr> </tbody> </table> <p>(b) site frontages not less than:</p> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(d) no value is returned for DTS/DPF 4.1(a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p>	Minimum Site Area	Minimum site area for a detached dwelling is 120 sqm; semi-detached dwelling is 120 sqm; row dwelling is 120 sqm; group dwelling is 120 sqm; residential flat building is 120 sqm
Minimum Site Area			
Minimum site area for a detached dwelling is 120 sqm; semi-detached dwelling is 120 sqm; row dwelling is 120 sqm; group dwelling is 120 sqm; residential flat building is 120 sqm			
<p>Car Parking and Access</p>			
<p>PO 5.1</p> <p>Access to parking and service areas located and designed to minimise the impacts to pedestrian environments and maintain the residential scale and pattern of development, through measures such as:</p> <p>(a) providing access from minor streets, or side or rear lanes provided road width is suitable and the traffic generation does not unreasonably impact residential amenity</p> <p>(b) siting any new car parking away from street frontages.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>		
<p>PO 5.2</p> <p>Car parking associated with development on an institutional or college site identified on a concept plan is provided at basement level to minimise the streetscape impact.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>		
<p>Advertisements</p>			
<p>PO 6.1</p> <p>Advertisements identify the associated business activity, and do not detract from the residential character of the locality.</p>	<p>DTS/DPF 6.1</p> <p>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m² and mounted flush with a wall or fence.</p>		
<p>Concept Plans</p>			
<p>PO 7.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code.</p>	<p>DTS/DPF 7.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 7.1, in instances where:</p> <p>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to</p>		

	<p>determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.</p>
<p>Ancillary Buildings and Structures</p>	
<p>PO 8.1</p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 8.1</p> <p>Ancillary buildings:</p> <p>(a) are ancillary to a dwelling erected on the same site</p> <p>(b) have a floor area not exceeding 60m²</p> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p style="margin-left: 20px;">(i) in front of any part of the building line of the dwelling to which it is ancillary or</p> <p style="margin-left: 20px;">(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p style="margin-left: 20px;">(i) is set back at least 5.5m from the boundary of the primary street</p> <p style="margin-left: 20px;">(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:</p> <p style="margin-left: 40px;">A. for dwellings of single building level - 7m in width or 30% of the site frontage, or 7m in width or 50% of the site frontage where located in the Medium-High Intensity Subzone or the East Terrace Subzone, whichever is the lesser</p> <p style="margin-left: 40px;">B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone, unless:</p> <p style="margin-left: 20px;">(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</p> <p style="margin-left: 20px;">(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p>

	<p>(h) have a wall height or post height not exceeding 3m above natural ground level</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(l) a total area as determined by the following table:</p> <table border="1" data-bbox="922 416 1520 871"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p>(m) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 8.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 8.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

<p>Class of Development</p> <p>(Column A)</p>	<p>Exceptions</p> <p>(Column B)</p>
<p>1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None specified.</p>

<p>2. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) carport (c) community centre (d) dwelling (e) dwelling addition (f) fence (g) outbuilding (h) pre-school (i) recreation area (j) residential flat building (k) retaining wall (l) retirement facility (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool (p) supported accommodation (q) temporary public service depot (r) verandah (s) water tank. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. development that exceeds the maximum building height specified in City Living DTS/DPF 2.2 2. development on a Catalyst Site that exceeds the maximum building height in City Living DTS/DPF 2.2 that applies to development not on a Catalyst Site 3. development that involves a building wall (or structure) that is proposed to be situated on a boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<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"> (a) consulting room (b) office (c) personal or domestic services establishment. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy City Living Zone DTS/DPF 1.4 or 2. exceeds the maximum building height specified in City Living Zone DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on a boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).

<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building works (b) land division (c) tree damaging activity. 	<p>None specified.</p>
<p>5. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

<p style="text-align: center;">Desired Outcome</p>	
<p>DO 1</p>	<p>Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.</p>

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

<p style="text-align: center;">Performance Outcome</p>	<p style="text-align: center;">Deemed-to-Satisfy Criteria / Designated Performance Feature</p>
<p>Built Form</p>	
<p>PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.</p>	<p>DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA</p>

	Property and Planning Atlas. In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.
PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.	DTS/DPF 1.2 Development does not include exhaust stacks.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i> (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> .	The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Design Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

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

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

PO 1.1 Medium to high rise buildings and state significant development demonstrate high quality design.	DTS/DPF 1.1 None are applicable.
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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>Except where the development comprises a variation to an application that has previously:</p> <ul style="list-style-type: none"> (a) been referred to the Government Architect or Associate Government Architect or (b) been given development authorisation under the <i>Planning, Design and Infrastructure Act 2016</i> or <i>Development Act 1993</i> <p>any of the following classes of development:</p> <ul style="list-style-type: none"> (a) development within the area of the overlay located within the Corporation of the City of Adelaide where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$10,000,000 (b) development within the area of the overlay located within the City of Port Adelaide Enfield where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$3 000 000 (c) development within all other areas of the overlay that involves the erection or construction of a building that exceeds 4 building levels. 	Government Architect or Associate Government Architect	<p>To provide expert design advice to the relevant authority on how the development:</p> <ul style="list-style-type: none"> (a) responds to its surrounding context and contributes to the quality and character of a place (b) contributes to inclusiveness, connectivity, and universal design of the built environment (c) enables buildings and places that are fit for purpose, adaptable and long-lasting (d) adds value by positively contributing to places and communities (e) optimises performance and public benefit (f) supports sustainable and environmentally responsible development. 	Development of a class to which Schedule 9 clause 3 item 22 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance
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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: <ul style="list-style-type: none"> (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb
Environmental Protection	
PO 2.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building.	DTS/DPF 2.1 Development does not involve the storage of hazardous materials.

Procedural Matters (PM) - Referrals

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

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

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1	DTS/DPF 1.1

Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	None are applicable.
Land Division	
PO 2.1 Land division adjacent to a State or Local Heritage Place creates allotments that are of a size and dimension that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact on the setting of the Place.	DTS/DPF 2.1 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that may materially affect the context of a State Heritage Place.	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Alterations and additions	
PO 3.1 Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.	DTS/DPF 3.1 Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.
PO 3.2 Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	DTS/DPF 3.2 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.

<p>PO 4.2</p> <p>Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, be below the parapet line, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>
<p>Land Division</p>	
<p>PO 5.1</p> <p>Land division creates allotments that are:</p> <ul style="list-style-type: none"> (a) compatible with the surrounding pattern of subdivision in the historic area (b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>Context and Streetscape Amenity</p>	
<p>PO 6.1</p> <p>The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>Demolition</p>	
<p>PO 7.1</p> <p>Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:</p> <ul style="list-style-type: none"> (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or (b) the structural integrity or safe condition of the original building is beyond reasonable repair. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Partial demolition of a building where that portion to be</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>

demolished does not contribute to the historic character of the streetscape.	
PO 7.3 Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.	DTS/DPF 7.3 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

Statement#	Statement				
Historic Areas affecting City of Adelaide					
	<p>Adelaide Historic Area Statement (Adel14)</p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">Eras, themes and context</td> <td> Cultural and historic evidence of the creation of the colony and the consolidation of early settlement in Adelaide. 1837 to 1901 - Victorian period. 1901 to 1920s - Edwardian period. 1920's to 1942 - Inter-war period. Broad range of residential stock, from nearby grand villas / mansions on South and East Terraces overlooking the Park Lands (1870-1880) to humble cottages lining the smaller street. </td> </tr> <tr> <td>Allotments, subdivision and built form patterns</td> <td> Subdivision of town acres in the south-east into a network of streets and lanes. <u>Ada Street</u> Close development pattern of residences. <u>Carrington Street (east of Marion Street)</u> Consistent setback of Heritage Places. <u>Carrington Street (west of Marion Street)</u> Close siting. <u>Corryton Street (north of Halifax Street)</u> </td> </tr> </table>	Eras, themes and context	Cultural and historic evidence of the creation of the colony and the consolidation of early settlement in Adelaide. 1837 to 1901 - Victorian period. 1901 to 1920s - Edwardian period. 1920's to 1942 - Inter-war period. Broad range of residential stock, from nearby grand villas / mansions on South and East Terraces overlooking the Park Lands (1870-1880) to humble cottages lining the smaller street.	Allotments, subdivision and built form patterns	Subdivision of town acres in the south-east into a network of streets and lanes. <u>Ada Street</u> Close development pattern of residences. <u>Carrington Street (east of Marion Street)</u> Consistent setback of Heritage Places. <u>Carrington Street (west of Marion Street)</u> Close siting. <u>Corryton Street (north of Halifax Street)</u>
Eras, themes and context	Cultural and historic evidence of the creation of the colony and the consolidation of early settlement in Adelaide. 1837 to 1901 - Victorian period. 1901 to 1920s - Edwardian period. 1920's to 1942 - Inter-war period. Broad range of residential stock, from nearby grand villas / mansions on South and East Terraces overlooking the Park Lands (1870-1880) to humble cottages lining the smaller street.				
Allotments, subdivision and built form patterns	Subdivision of town acres in the south-east into a network of streets and lanes. <u>Ada Street</u> Close development pattern of residences. <u>Carrington Street (east of Marion Street)</u> Consistent setback of Heritage Places. <u>Carrington Street (west of Marion Street)</u> Close siting. <u>Corryton Street (north of Halifax Street)</u>				

		<p>-Single-storey semi-detached and detached cottages sited close to the street frontage.</p> <p><u>Castle Street</u></p> <p>Closely sited to the street with narrow frontages.</p> <p><u>Gilles Street</u></p> <p>Close pattern of development.</p> <p>East of St John Street is a more open subdivision pattern.</p> <p><u>Gladstone Street</u></p> <p>Sited close to the street frontage.</p> <p><u>Halifax Street (east of Hutt Street)</u></p> <p>-Single-storey detached and semi-detached cottages of a consistent built form character and the occasional terrace house.</p> <p>-St John's Church is a prominent landmark.</p> <p><u>Halifax Street (west of Hutt Street)</u></p> <p>-Single-storey attached and detached cottages, a large bay window residence and a two-storey Victorian former corner shop.</p> <p><u>Kate Court</u></p> <p>-Dwellings sited close to the street frontage.</p> <p><u>Marion Street</u>-Close grouping of 19th century small semi-detached and detached cottages and row cottages.</p> <p><u>McLaren Street and Regent Street South</u></p> <p>-Closely sited, single-storey cottages and row houses.</p> <p><u>Royal Avenue</u></p> <p>Close pattern of development.</p> <p><u>St. John Street</u></p> <p>-The north east townscape is dominated by the substantial scale and richly detailed character of St John's Church, Meeting Hall and Rectory. Western frontage - group of consistently sited dwellings. Eastern frontage - small group of narrow fronted cottages.</p> <p><u>Tomsey Street</u></p> <p>Single-storey semi-detached and detached cottages.</p>
	<p>Architectural styles, detailing and built form features</p>	<p><u>Ada Street</u></p> <p>A variety of dwellings, including row cottages, small semi-detached cottages and detached bay window cottages make up this historic townscape.</p> <p>A sense of intimacy and enclosure is derived from the narrowness of the street.</p>

<p>Adel14</p>	<p>Consistent pitched roof profiles, verandahs, fenestration and material.</p> <p><u>Carrington Street (east of Marion Street)</u></p> <p>Comprises single-storey detached, semi-detached and row cottages, terrace houses and contemporary attached dwellings.</p> <p>Vertically proportioned openings, pitched roofs and verandahs.</p> <p><u>Carrington Street (west of Marion Street)</u></p> <p>Single-storey cottages, row cottages, and terrace houses with historic window proportions, pitched roof profiles, verandah.</p> <p><u>Castle Street</u></p> <p>Small semi-detached and detached cottages and the single terrace with verandahs along the street and pitched roofs.</p> <p><u>Corryton Street (north of Halifax Street)</u></p> <p>Single-storey semi-detached and detached cottages sited close to the street frontage establishing a rhythm of narrow dwelling facades, fenestration, pitched roof profiles and verandahs.</p> <p><u>Corryton Street (south of Halifax Street)</u></p> <p>Long single-storey row of cottages, with a horizontal emphasis created by the common roof, verandah profiles.</p> <p><u>Gilles Street</u></p> <p>Intimate attached and detached cottages with consistent fenestration, pitched roof profiles and verandah styles.</p> <p>Large detached residences set in landscaped ground east of John Street.</p> <p>Variety of architectural forms.</p> <p><u>Gladstone Street</u></p> <p>Single-storey row and semi-detached cottages sited close to the street frontage. Intimacy and sense of enclosure from horizontal form of dwellings.</p> <p><u>Halifax Street (east of Hutt Street)</u></p> <p>Detached and semi-detached cottages and the occasional terrace house, sited close to the street frontage with minimal side boundary set-backs and having consistency of window proportions, the high proportion of solid to void, pitched roof profiles and verandahs.</p> <p>St John's Church is a prominent landmark.</p> <p><u>Halifax Street (west of Hutt Street)</u></p> <p>Attached and detached cottages, a large bay window residence and a two-storey Victorian former corner shop.</p> <p><u>Kate Court</u></p> <p>Semi-detached cottages, detached gable-fronted cottages and terrace house sited close to the street frontage, with consistent window proportions, roof forms and verandah styles.</p>
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		<p><u>Marion Street</u></p> <p>Close grouping of 19th century small semi-detached and detached cottages and row cottages with low front parapet line and consistent roof and verandah forms.</p> <p><u>McLaren Street and Regent Street South</u></p> <p>Closely sited cottages and row houses with vertically proportioned openings and the consistent form of pitched roofs and verandahs.</p> <p><u>Royal Avenue</u></p> <p>Cottages and villas.</p> <p><u>St. John Street</u></p> <p>Substantial scale and richly detailed character of St John's Church, Meeting Hall and Rectory.</p> <p>Consistently sited, gable-fronted villas to western frontage.</p> <p>Small group of narrow fronted cottages on the eastern frontage.</p> <p><u>Tomsey Street</u></p> <p>Semi-detached and detached cottages.</p>
<p>Building height</p>		<p>Low scale.</p>
<p>Materials</p>		<p><u>Victorian Houses</u></p> <p>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.</p> <p>Timber framed windows and doors.</p> <p>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.</p> <p>Masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.</p> <p><u>Edwardian Houses</u></p> <p>Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.</p> <p>Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.</p> <p>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.</p> <p>Masonry fencing with cast iron palisade, or timber.</p> <p><u>Inter-War Houses</u></p> <p>Australian-made Wunderlich roof tiles.</p> <p>Timber joinery with some use of metal framed windows.</p> <p>Typically low masonry fencing, built from materials matching the main building.</p>

	Fencing	<p>Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites.</p> <p>Front fences of stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry.</p> <p>Brick, rendered masonry and timber side fences on secondary street frontages.</p> <p>Rear and side fences (behind main face of building) of corrugated metal sheeting.</p> <p><u>Corryton Street (south of Halifax Street)</u></p> <p>Continuous picket fencing.</p>
	Setting, landscaping, streetscape and public realm features	<p>A sense of intimacy and enclosure to Ada, Gladstone, McLaren, Streets, and Regent Street South.</p> <p>Landmark qualities of St John’s Church, Meeting Hall and Rectory.</p> <p>Landscaped open space with significant vegetation. Public and private open spaces incorporating landscaping to street frontages. Vehicle access is via minor streets, side and rear lanes. Vehicle access points have been designed and located to maintain historic kerbing and significant trees.</p>
	Representative Buildings	<i>[Not identified]</i>

Procedural Matters (PM) - Referrals

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

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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Sustainable water use in prescribed wells areas.

Performance Outcome	Deemed-to-Satisfy Criteria /
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Designated Performance Feature	
PO 1.1 All development, but in particular involving any of the following: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i> .

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i> : (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry.	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i> .	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i> .			

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
<p>PO 1.1</p> <p>Regulated trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Significant trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <ul style="list-style-type: none"> (a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, 	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>

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

Stormwater Management Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature												
<p>PO 1.1</p> <p>Residential development is designed to capture and re-use stormwater to:</p> <ul style="list-style-type: none"> (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality. 	<p>DTS/DPF 1.1</p> <p>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:</p> <ul style="list-style-type: none"> (a) includes rainwater tank storage: <ul style="list-style-type: none"> (i) connected to at least: <ul style="list-style-type: none"> A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m² (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area <p>Table 1: Rainwater Tank</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d4edda;"> <th style="text-align: center;">Site size (m²)</th> <th style="text-align: center;">Minimum retention volume (Litres)</th> <th style="text-align: center;">Minimum detention volume (Litres)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><200</td> <td style="text-align: center;">1000</td> <td style="text-align: center;">1000</td> </tr> <tr> <td style="text-align: center;">200-400</td> <td style="text-align: center;">2000</td> <td style="text-align: center;">Site perviousness <30%: 1000 Site perviousness ≥30%: N/A</td> </tr> <tr> <td style="text-align: center;">>401</td> <td style="text-align: center;">4000</td> <td style="text-align: center;">Site perviousness <35%: 1000</td> </tr> </tbody> </table>	Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)	<200	1000	1000	200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A	>401	4000	Site perviousness <35%: 1000
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>401	4000	Site perviousness <35%: 1000											

				Site perviousness ≥35%: N/A
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Procedural Matters (PM) - Referrals

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

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

Urban Tree Canopy Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature																				
PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.	DTS/DPF 1.1 Tree planting is provided in accordance with the following: <table border="1" style="margin-top: 10px;"> <thead> <tr> <th>Site size per dwelling (m²)</th> <th>Tree size* and number required per dwelling</th> </tr> </thead> <tbody> <tr> <td><450</td> <td>1 small tree</td> </tr> <tr> <td>450-800</td> <td>1 medium tree or 2 small trees</td> </tr> <tr> <td>>800</td> <td>1 large tree or 2 medium trees or 4 small trees</td> </tr> </tbody> </table> <p>*refer Table 1 Tree Size</p> <table border="1" style="margin-top: 10px;"> <thead> <tr> <th colspan="4">Table 1 Tree Size</th> </tr> <tr> <th>Tree size</th> <th>Mature height (minimum)</th> <th>Mature spread (minimum)</th> <th>Soil area around tree within development site (minimum)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Site size per dwelling (m ²)	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree or 2 small trees	>800	1 large tree or 2 medium trees or 4 small trees	Table 1 Tree Size				Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)				
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Table 1 Tree Size																					
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)																		

Small	4 m	2m	10m ² and min. dimension of 1.5m
Medium	6 m	4 m	30m ² and min. dimension of 2m
Large	12 m	8m	60m ² and min. dimension of 4m

The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.

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

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

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

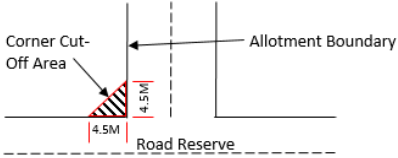
Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
PO 1.1 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following: <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: <ul style="list-style-type: none"> (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: <ul style="list-style-type: none"> A. has no part located above the finished

	<p>floor level of the second storey of the building</p> <p>B. does not protrude beyond the outer limits of any verandah structure below</p> <p>C. does not have a sign face that exceeds 1m² per side.</p> <p>(d) if located below canopy level, are flush with a wall</p> <p>(e) if located at canopy level, are in the form of a fascia sign</p> <p>(f) if located above a canopy:</p> <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. <p>(g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure</p> <p>(h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building</p> <p>(i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.</p>
<p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p>	<p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <ul style="list-style-type: none"> (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land that meet at least one of the following:</p> <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
<p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>Proliferation of Advertisements</p>	
<p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p>

<p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>
<p>PO 2.3</p> <p>Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
<p>Advertising Content</p>	
<p>PO 3.1</p> <p>Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoids unrelated content that contributes to visual clutter and untidiness.</p>	<p>DTS/DPF 3.1</p> <p>Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p>
<p>Amenity Impacts</p>	
<p>PO 4.1</p> <p>Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1</p> <p>Advertisements do not incorporate any illumination.</p>
<p>Safety</p>	
<p>PO 5.1</p> <p>Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.</p>	<p>DTS/DPF 5.1</p> <p>Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
<p>PO 5.2</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2</p> <p>No advertisement illumination is proposed.</p>
<p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. 	<p>DTS/DPF 5.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram  <p>The diagram illustrates a corner cut-off area at the intersection of two roads. A red hatched triangular area is shown in the corner, with a vertical dimension of 4.5M and a horizontal dimension of 4.5M. To the right of this area is a dashed line representing the 'Allotment Boundary'. Below the roads is a dashed line representing the 'Road Reserve'.</p>
<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a</p>	<p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located</p>

hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	along or adjacent to a road having a speed limit of 80km/h or more.
<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: <ul style="list-style-type: none"> (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
<p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6</p> <p>Advertising:</p> <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
<p>PO 1.1</p> <p>Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>

	<ul style="list-style-type: none"> (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: <ul style="list-style-type: none"> a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
<p>Buffers and Landscaping</p>	
<p>PO 2.1</p> <p>Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>Access and Parking</p>	
<p>PO 3.1</p> <p>Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.</p>	<p>DTS/DPF 3.1</p> <p>Roadways and vehicle parking areas are sealed with an all-weather surface.</p>
<p>Slipways, Wharves and Pontoons</p>	
<p>PO 4.1</p> <p>Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

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"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height,	DTS/DPF 1.1 None are applicable.

width, bulk, roof form and slope).	
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (<u>in the form of verandahs, awnings, canopies and the like, with adequate lighting</u>) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.

<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 3.1</p> <p>Soft landscaping and tree planting is incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>Environmental Performance</p>	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>On-site Waste Treatment Systems</p>	
<p>PO 6.1</p>	<p>DTS/DPF 6.1</p>

<p>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.</p>	<p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>
<p>PO 7.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>
Earthworks and sloping land	

<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
<p>PO 8.2</p> <p>Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>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.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Fences and Walls	
<p>PO 9.1</p> <p>Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
Overlooking / Visual Privacy (in building 3 storeys or less)	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:</p>

<p>adjoining residential uses.</p>	<ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
<p>PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 10.2 One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
<p>All Residential development</p>	
<p>Front elevations and passive surveillance</p>	
<p>PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 11.1 Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
<p>PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
<p>Outlook and amenity</p>	
<p>PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>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.</p>
<p>PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking</p>	<p>DTS/DPF 12.2 None are applicable.</p>

<p>areas and access ways to mitigate noise and artificial light intrusion.</p>	
<p>Ancillary Development</p>	
<p>PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 13.1 Ancillary buildings:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

	<p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="1008 174 1519 698"> <thead> <tr> <th data-bbox="1008 174 1337 407">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th data-bbox="1337 174 1519 407">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="1008 407 1337 439"><150</td> <td data-bbox="1337 407 1519 439">10%</td> </tr> <tr> <td data-bbox="1008 439 1337 524">150-200</td> <td data-bbox="1337 439 1519 524">15%</td> </tr> <tr> <td data-bbox="1008 524 1337 609">201-450</td> <td data-bbox="1337 524 1519 609">20%</td> </tr> <tr> <td data-bbox="1008 609 1337 698">>450</td> <td data-bbox="1337 609 1519 698">25%</td> </tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. 										
<p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. 										
Garage appearance											
<p>PO 14.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 14.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. 										
Massing											

<p>PO 15.1</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable</p>
<p>Dwelling additions</p>	
<p>PO 16.1</p> <p>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p>	<p>DTS / DPF 16.1</p> <p>Dwelling additions:</p> <ul style="list-style-type: none"> (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: <ul style="list-style-type: none"> (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: <ul style="list-style-type: none"> A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
<p>Private Open Space</p>	
<p>PO 17.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 17.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
<p>Water Sensitive Design</p>	
<p>PO 18.1</p> <p>Residential development creating a common driveway / access</p>	<p>DTS/DPF 18.1</p> <p>Residential development creating a common driveway / access</p>

<p>includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 18.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <ul style="list-style-type: none"> (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
<p>Car parking, access and manoeuvrability</p>	
<p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<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"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
<p>PO 19.3</p> <p>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>	<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>

<p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 19.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 19.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>Waste storage</p>	
<p>PO 20.1</p> <p>Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 20.1</p> <p>None are applicable.</p>
<p>Design of Transportable Dwellings</p>	
<p>PO 21.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 21.1</p> <p>Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) are not transportable or

	(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.										
Group dwelling, residential flat buildings and battle-axe development											
Amenity											
<p>PO 22.1</p> <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p>	<p>DTS/DPF 22.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Number of bedrooms</th> <th style="text-align: center;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Studio</td> <td style="text-align: center;">35m²</td> </tr> <tr> <td style="text-align: center;">1 bedroom</td> <td style="text-align: center;">50m²</td> </tr> <tr> <td style="text-align: center;">2 bedroom</td> <td style="text-align: center;">65m²</td> </tr> <tr> <td style="text-align: center;">3+ bedrooms</td> <td style="text-align: center;">80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										
<p>PO 22.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 22.2</p> <p>None are applicable.</p>										
<p>PO 22.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 22.3</p> <p>None are applicable.</p>										
<p>PO 22.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 22.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>										
Communal Open Space											
<p>PO 23.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 23.1</p> <p>None are applicable.</p>										
<p>PO 23.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 23.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>										
<p>PO 23.3</p> <p>Communal open space is designed and sited to:</p>	<p>DTS/DPF 23.3</p> <p>None are applicable.</p>										

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

PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located	DTS/DPF 26.6 None are applicable.

and screened from public view.	
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise	DTS/DPF 29.6 None are applicable.

<p>overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p>	
Site Facilities / Waste Storage	
<p>PO 30.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.</p>	<p>DTS/DPF 30.1</p> <p>None are applicable.</p>
<p>PO 30.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 30.2</p> <p>None are applicable.</p>
<p>PO 30.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 28.3</p> <p>None are applicable.</p>
<p>PO 30.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.</p>	<p>DTS/DPF 30.4</p> <p>None are applicable.</p>
<p>PO 30.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 30.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 30.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 30.6</p> <p>None are applicable.</p>
<p>PO 30.7</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p>	<p>DTS/DPF 30.7</p> <p>None are applicable.</p>
All non-residential development	
Water Sensitive Design	
<p>PO 31.1</p> <p>Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 31.1</p> <p>None are applicable.</p>
<p>PO 31.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>
Wash-down and Waste Loading and Unloading	

<p>PO 32.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>
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Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Dwelling (above ground level)	<p>Studio (no separate bedroom): 4m² with a minimum dimension 1.8m</p> <p>One bedroom: 8m² with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m² with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m² 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	<p>Total area: 16m², which may be used as second car parking space, provided on each site intended for residential occupation.</p>

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome

DO 1	<p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
<p>PO 1.1</p> <p>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	<p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>
<p>PO 1.5</p> <p>The negative visual impact of outdoor storage, waste</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>

<p>management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.</p>	
Safety	
<p>PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
<p>PO 2.2 Development is designed to differentiate public, communal and private areas.</p>	<p>DTS/DPF 2.2 None are applicable.</p>
<p>PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3 None are applicable.</p>
<p>PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</p>	<p>DTS/DPF 2.4 None are applicable.</p>
<p>PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5 None are applicable.</p>
Landscaping	
<p>PO 3.1 Soft landscaping and tree planting are incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 3.1 None are applicable.</p>
Environmental Performance	
<p>PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1 None are applicable.</p>
<p>PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2 None are applicable.</p>

<p>PO 4.3</p> <p>Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>On-site Waste Treatment Systems</p>	
<p>PO 6.1</p> <p>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.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
<p>Car parking appearance</p>	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street-level vehicle parking areas incorporate tree planting to</p>	<p>DTS/DPF 7.4</p> <p>Vehicle parking areas that are open to the sky and comprise 10</p>

<p>provide shade, reduce solar heat absorption and reflection.</p>	<p>or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.</p>
<p>PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.</p>
<p>PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6 None are applicable.</p>
<p>PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7 None are applicable.</p>
<p>Earthworks and sloping land</p>	
<p>PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.</p>
<p>PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.</p>
<p>PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.</p>	<p>DTS/DPF 8.3 None are applicable.</p>
<p>PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4 None are applicable.</p>

<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Fences and walls</p>	
<p>PO 9.1</p> <p>Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>Overlooking / Visual Privacy (low rise buildings)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
<p>Site Facilities / Waste Storage (excluding low rise residential development)</p>	
<p>PO 11.1</p> <p>Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>

is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the

	like, where consistent with the zone and/or subzone provisions.																				
<p>PO 12.7</p> <p>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>DTS/DPF 12.7</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment. 																				
<p>PO 12.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 12.8</p> <p>None are applicable.</p>																				
Landscaping																					
<p>PO 13.1</p> <p>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p>	<p>DTS/DPF 13.1</p> <p>Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</p>																				
<p>PO 13.2</p> <p>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>DTS/DPF 13.2</p> <p>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #1a3d54; color: white;">Site area</th> <th style="background-color: #1a3d54; color: white;">Minimum deep soil area</th> <th style="background-color: #1a3d54; color: white;">Minimum dimension</th> <th style="background-color: #1a3d54; color: white;">Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td><300 m²</td> <td>10 m²</td> <td>1.5m</td> <td>1 small tree / 10 m²</td> </tr> <tr> <td>300-1500 m²</td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m²</td> </tr> <tr> <td>>1500 m²</td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m²</td> </tr> </tbody> </table> <p>Tree size and site area definitions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Small tree</td> <td>4-6m mature height and 2-4m canopy spread</td> </tr> <tr> <td>Medium tree</td> <td>6-12m mature height and 4-8m canopy spread</td> </tr> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²	Small tree	4-6m mature height and 2-4m canopy spread	Medium tree	6-12m mature height and 4-8m canopy spread
Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones																		
<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²																		
300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²																		
>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²																		
Small tree	4-6m mature height and 2-4m canopy spread																				
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	<table border="1"> <tr> <td>Large tree</td> <td>12m mature height and >8m canopy spread</td> </tr> <tr> <td>Site area</td> <td>The total area for development site, not average area per dwelling</td> </tr> </table>	Large tree	12m mature height and >8m canopy spread	Site area	The total area for development site, not average area per dwelling
Large tree	12m mature height and >8m canopy spread				
Site area	The total area for development site, not average area per dwelling				
<p>PO 13.3</p> <p>Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.</p>	<p>DTS/DPF 13.3</p> <p>None are applicable.</p>				
<p>PO 13.4</p> <p>Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.</p>	<p>DTS/DPF 13.4</p> <p>Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.</p>				
Environmental					
<p>PO 14.1</p> <p>Development minimises detrimental micro-climatic impacts on adjacent land and buildings.</p>	<p>DTS/DPF 14.1</p> <p>None are applicable.</p>				
<p>PO 14.2</p> <p>Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.</p>	<p>DTS/DPF 14.2</p> <p>None are applicable.</p>				
<p>PO 14.3</p> <p>Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:</p> <ul style="list-style-type: none"> (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. 	<p>DTS/DPF 14.3</p> <p>None are applicable.</p>				
Car Parking					
<p>PO 15.1</p> <p>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.</p>	<p>DTS/DPF 15.1</p> <p>Multi-level vehicle parking structures within buildings:</p> <ul style="list-style-type: none"> (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages 				

	(b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.

Ancillary Development	
<p>PO 19.1</p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 19.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: <ul style="list-style-type: none"> (i) a total area as determined by the following table:

	<table border="1" data-bbox="1007 107 1522 616"> <thead> <tr> <th data-bbox="1007 107 1337 322">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th data-bbox="1337 107 1522 322">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="1007 322 1337 353"><150</td> <td data-bbox="1337 322 1522 353">10%</td> </tr> <tr> <td data-bbox="1007 353 1337 443">150-200</td> <td data-bbox="1337 353 1522 443">15%</td> </tr> <tr> <td data-bbox="1007 443 1337 533">201-450</td> <td data-bbox="1337 443 1522 533">20%</td> </tr> <tr> <td data-bbox="1007 533 1337 616">>450</td> <td data-bbox="1337 533 1522 616">25%</td> </tr> </tbody> </table> <p data-bbox="938 645 1522 712">(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p data-bbox="119 786 199 808">PO 19.2</p> <p data-bbox="119 835 783 965">Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p data-bbox="823 786 954 808">DTS/DPF 19.2</p> <p data-bbox="823 835 1358 857">Ancillary buildings and structures do not result in:</p> <ul data-bbox="850 898 1522 1088" style="list-style-type: none"> (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. 										
<p data-bbox="119 1135 199 1158">PO 19.3</p> <p data-bbox="119 1184 807 1314">Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p data-bbox="823 1135 954 1158">DTS/DPF 19.3</p> <p data-bbox="823 1184 1453 1247">The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul data-bbox="850 1283 1522 1473" style="list-style-type: none"> (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. 										
Residential Development - Low Rise											
External appearance											
<p data-bbox="119 1621 199 1644">PO 20.1</p> <p data-bbox="119 1671 762 1733">Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p data-bbox="823 1621 954 1644">DTS/DPF 20.1</p> <p data-bbox="823 1671 1230 1693">Garages and carports facing a street:</p> <ul data-bbox="850 1729 1522 2024" style="list-style-type: none"> (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. 										
<p data-bbox="119 2069 199 2092">PO 20.2</p>	<p data-bbox="823 2069 954 2092">DTS/DPF 20.2</p>										

<p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish. 						
<p>PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3 None are applicable</p>						
<p>Private Open Space</p>							
<p>PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>						
<p>PO 21.2 Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 21.2 Private open space is directly accessible from a habitable room.</p>						
<p>Landscaping</p>							
<p>PO 22.1 Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" data-bbox="917 1904 1516 2116"> <thead> <tr> <th style="background-color: #003366; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #003366; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><150</td> <td style="text-align: center;">10%</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%		
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site						
<150	10%						

	<table border="1" data-bbox="922 105 1522 342"> <tr> <td data-bbox="922 105 1321 165">150-200</td> <td data-bbox="1321 105 1522 165">15%</td> </tr> <tr> <td data-bbox="922 165 1321 253">>200-450</td> <td data-bbox="1321 165 1522 253">20%</td> </tr> <tr> <td data-bbox="922 253 1321 342">>450</td> <td data-bbox="1321 253 1522 342">25%</td> </tr> </table> <p data-bbox="852 342 1469 409">(b) at least 30% of any land between the primary street boundary and the primary building line.</p>	150-200	15%	>200-450	20%	>450	25%
150-200	15%						
>200-450	20%						
>450	25%						
Car parking, access and manoeuvrability							
<p data-bbox="124 501 193 524">PO 23.1</p> <p data-bbox="124 551 804 613">Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p data-bbox="829 501 948 524">DTS/DPF 23.1</p> <p data-bbox="829 551 1522 649">Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <p data-bbox="852 680 1522 1003"> (a) single width car parking spaces: <ul style="list-style-type: none"> <li data-bbox="938 721 1398 748">(i) a minimum length of 5.4m per space <li data-bbox="938 757 1279 784">(ii) a minimum width of 3.0m <li data-bbox="938 792 1417 819">(iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> <li data-bbox="938 900 1286 927">(i) a minimum length of 5.4m <li data-bbox="938 936 1279 963">(ii) a minimum width of 5.4m <li data-bbox="938 972 1516 999">(iii) minimum garage door width of 2.4m per space. </p>						
<p data-bbox="124 1079 193 1102">PO 23.2</p> <p data-bbox="124 1128 804 1191">Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p data-bbox="829 1079 948 1102">DTS/DPF 23.2</p> <p data-bbox="829 1128 1212 1155">Uncovered car parking spaces have:</p> <p data-bbox="852 1187 1497 1330"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. </p>						
<p data-bbox="124 1375 193 1397">PO 23.3</p> <p data-bbox="124 1424 810 1554">Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p data-bbox="829 1375 948 1397">DTS/DPF 23.3</p> <p data-bbox="829 1424 1321 1451">Driveways and access points satisfy (a) or (b):</p> <p data-bbox="852 1482 1516 1877"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> <li data-bbox="938 1653 1503 1742">(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; <li data-bbox="938 1751 1513 1877">(ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m. </p>						
<p data-bbox="124 1948 193 1971">PO 23.4</p> <p data-bbox="124 1998 804 2096">Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p data-bbox="829 1948 948 1971">DTS/DPF 23.4</p> <p data-bbox="829 1998 1497 2060">Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p data-bbox="852 2092 1497 2119">(a) is provided via a lawfully existing or authorised access</p>						

	<p>point or an access point for which consent has been granted as part of an application for the division of land</p> <p>(b) where newly proposed, is set back:</p> <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>Waste storage</p>	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

<p>PO 25.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 25.1</p> <p>Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
<p>Residential Development - Medium and High Rise (including serviced apartments)</p>	
<p>Outlook and Visual Privacy</p>	
<p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
<p>PO 26.2</p> <p>The visual privacy of ground level dwellings within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p>
<p>Private Open Space</p>	
<p>PO 27.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 27.1</p> <p>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<p>Residential amenity in multi-level buildings</p>	
<p>PO 28.1</p> <p>Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.</p>	<p>DTS/DPF 28.1</p> <p>Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.</p>
<p>PO 28.2</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <ul style="list-style-type: none"> (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. 	<p>DTS/DPF 28.2</p> <p>Balconies utilise one or a combination of the following design elements:</p> <ul style="list-style-type: none"> (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
<p>PO 28.3</p> <p>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p>	<p>DTS/DPF 28.3</p> <p>Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.</p>
<p>PO 28.4</p>	<p>DTS/DPF 28.4</p>

<p>Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:</p> <ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
<p>PO 28.5</p> <p>Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.</p>	<p>DTS/DPF 28.5</p> <p>Light wells:</p> <ul style="list-style-type: none"> (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
<p>PO 28.6</p> <p>Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>
<p>PO 28.7</p> <p>Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>
<p>Dwelling Configuration</p>	
<p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.
<p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>
<p>Common Areas</p>	
<p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <ul style="list-style-type: none"> (a) have a minimum ceiling height of 2.7m

	<p>(b) provide access to no more than 8 dwellings</p> <p>(c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.</p>
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Group Dwellings, Residential Flat Buildings and Battle axe Development

Amenity

<p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										

<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>
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<p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 31.3</p> <p>None are applicable.</p>
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<p>PO 31.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 31.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>
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Communal Open Space

<p>PO 32.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>
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<p>PO 32.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 32.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
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<p>PO 32.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	<p>DTS/DPF 32.3</p> <p>None are applicable.</p>
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PO 32.4	DTS/DPF 32.4
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
PO 32.5	DTS/DPF 32.5
Communal open space is designed and sited to:	None are applicable.
(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings	
(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	
Car parking, access and manoeuvrability	
PO 33.1	DTS/DPF 33.1
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:
	(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number)
	(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly
	(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2	DTS/DPF 33.2
The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3	DTS/DPF 33.3
Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:
	(a) have a minimum width of 3m
	(b) for driveways servicing more than 3 dwellings:
	(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street
	(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4	DTS/DPF 33.4
Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5	DTS/DPF 33.5
Dwellings are adequately separated from common driveways and manoeuvring areas.	Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area

	designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1	DTS/DPF 36.1

Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.

<p>PO 39.4</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	<p>DTS/DPF 39.4</p> <p>None are applicable.</p>
<p>PO 39.5</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 39.5</p> <p>None are applicable.</p>
<p>PO 39.6</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 	<p>DTS/DPF 39.6</p> <p>None are applicable.</p>
<p>Site Facilities / Waste Storage</p>	
<p>PO 40.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.</p>	<p>DTS/DPF 40.1</p> <p>None are applicable.</p>
<p>PO 40.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 40.2</p> <p>None are applicable.</p>
<p>PO 40.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 40.3</p> <p>None are applicable.</p>
<p>PO 40.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.</p>	<p>DTS/DPF 40.4</p> <p>None are applicable.</p>
<p>PO 40.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 40.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 40.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 40.6</p> <p>None are applicable.</p>
<p>PO 40.7</p> <p>Services, including gas and water meters, are conveniently</p>	<p>DTS/DPF 40.7</p> <p>None are applicable.</p>

located and screened from public view.	
Student Accommodation	
<p>PO 41.1</p> <p>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.</p>	<p>DTS/DPF 41.1</p> <p>Student accommodation provides:</p> <ul style="list-style-type: none"> (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: <ul style="list-style-type: none"> (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
<p>PO 41.2</p> <p>Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.</p>	<p>DTS/DPF 41.2</p> <p>None are applicable.</p>
All non-residential development	
Water Sensitive Design	
<p>PO 42.1</p> <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>
<p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 42.2</p> <p>None are applicable.</p>
<p>PO 42.3</p> <p>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.</p>	<p>DTS/DPF 42.3</p> <p>None are applicable.</p>
Wash-down and Waste Loading and Unloading	
<p>PO 43.1</p> <p>Areas for activities including loading and unloading, storage of</p>	<p>DTS/DPF 43.1</p> <p>None are applicable.</p>

<p>waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	
Laneway Development	
Infrastructure and Access	
<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. 	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
<p>Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)</p>		<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>

Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m ² / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m ² / minimum dimension 1.8m
	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m

Forestry

Assessment Provisions (AP)

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

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

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

	<ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a <u>site contamination audit report</u> 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"> A. <u>site contamination</u> does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).
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Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria /
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Designated Performance Feature	
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	DTS/DPF 2.1 None are applicable.
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	

<p>PO 4.1</p> <p>Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Electricity Infrastructure and Battery Storage Facilities</p>	
<p>PO 5.1</p> <p>Electricity infrastructure is located to minimise visual impacts through techniques including:</p> <ul style="list-style-type: none"> (a) siting utilities and services: <ul style="list-style-type: none"> (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
<p>Telecommunication Facilities</p>	
<p>PO 6.1</p> <p>The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>

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

<p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes is managed by:</p> <ul style="list-style-type: none"> (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. 	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>														
<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>														
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>														
<p>PO 8.5</p> <p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>														
<p>Renewable Energy Facilities (Solar Power)</p>															
<p>PO 9.1</p> <p>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>														
<p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <ul style="list-style-type: none"> (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility. 	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>														
<p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p>	<p>DTS/DPF 9.3</p> <p>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table border="1" data-bbox="730 1899 1519 2123"> <thead> <tr> <th data-bbox="730 1899 900 2123">Generation Capacity</th> <th data-bbox="900 1899 1053 2123">Approximate size of array</th> <th data-bbox="1053 1899 1176 2123">Setback from adjoining land boundary</th> <th data-bbox="1176 1899 1329 2123">Setback from conservation areas</th> <th data-bbox="1329 1899 1519 2123">Setback from Township, Rural Settlement, Rural Neighbourhood</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood					
Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood											

					and Rural Living Zones¹
	50MW>	80ha+	30m	500m	2km
	10MW<50MW	16ha<80ha	25m	500m	1.5km
	5MW<10MW	8ha to <16ha	20m	500m	1km
	1MW<5MW	1.6ha to <8ha	15m	500m	500m
	100kW<1MW	0.5ha<1.6ha	10m	500m	100m
	<100kW	<0.5ha	5m	500m	25m
	<p>Notes:</p> <p>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p>				
PO 9.4	<p>Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.</p>				
	<p>DTS/DPF 9.4</p> <p>None are applicable.</p>				
Hydropower / Pumped Hydropower Facilities					
PO 10.1	<p>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</p>				
	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>				
PO 10.2	<p>Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.</p>				
	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>				
PO 10.3	<p>Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.</p>				
	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>				
Water Supply					
PO 11.1	<p>DTS/DPF 11.1</p>				

<p>Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.</p>	<p>Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.</p>
<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"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
<p>Wastewater Services</p>	
<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"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. 	<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"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
<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>
<p>Temporary Facilities</p>	
<p>PO 13.1</p> <p>In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.</p>	<p>DTS/DPF 13.1</p> <p>A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.</p>
<p>PO 13.2</p> <p>Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and</p>	<p>DTS/DPF 13.2</p> <p>None are applicable.</p>

operated to minimise environmental impact.	
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Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome

DO 1	Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.
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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
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.

(d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	
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Transport, Access and Parking

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and	DTS/DPF 2.1 None are applicable.

crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6	DTS/DPF 3.6

<p>Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).</p>	<p>Driveways and access points:</p> <ul style="list-style-type: none"> (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: <ul style="list-style-type: none"> (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
<p>PO 3.7</p> <p>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7</p> <p>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:</p> <ul style="list-style-type: none"> (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
<p>PO 3.8</p> <p>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>
<p>Access for People with Disabilities</p>	
<p>PO 4.1</p> <p>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>Vehicle Parking Rates</p>	
<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"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. 	<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"> (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.

Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	

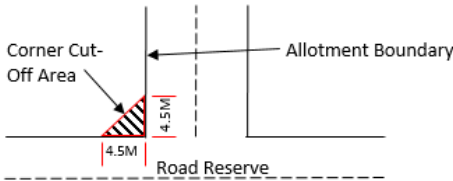
<p>PO 9.1</p> <p>The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.</p>	<p>DTS/DPF 9.1</p> <p>Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.</p>
<p>PO 9.2</p> <p>Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>
<p>Corner Cut-Offs</p>	
<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)
<p>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.</p>	
<p>Residential Development</p>	
<p>Detached Dwelling</p>	<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>
<p>Group Dwelling</p>	<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>
Residential Flat Building	<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>
Row Dwelling where vehicle access is from the primary street	<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>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<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>
Semi-Detached Dwelling	<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>
Aged / Supported Accommodation	
Retirement village	<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>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	<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>
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	

Caravan park / tourist park	<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>
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	<p>2.5 spaces per 100m² of gross leasable floor area</p> <p>1 space per 100m² of outdoor area used for display purposes.</p>
Shop (no commercial kitchen)	<p>5.5 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>5 spaces per 100m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p>
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	<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 100m² 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.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<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>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	<p>6.5 spaces per 100m² of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m² of total floor area for all other Indoor recreation facilities.</p>

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

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

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

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

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
	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.		
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>
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	<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>
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	<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>
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	<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>
Residential development			
Residential component	Dwelling with no separate	None specified.	City Living Zone

<p>of a multi-storey building</p>	<p>bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>		<p>Strategic Innovation 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>
<p>Residential flat building</p>	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>	<p>None specified.</p>	<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>

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>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</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⁽²⁾</p> <p>(b) is within 400 metres of a bus interchange⁽¹⁾</p> <p>(c) is within 400 metres of an O-Bahn interchange⁽¹⁾</p> <p>(d) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(e) is within 400 metres of a passenger tram station⁽¹⁾</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> <ul style="list-style-type: none"> (i) City of Burnside (ii) City of Marion (iii) City of Mitcham <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.]

Table 3 - Off-Street Bicycle Parking Requirements

The bicycle parking rates apply within designated areas located within parts of the State identified in the Schedule to Table 3.

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors.
Pre-school	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.

Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	
Designated Area	Relevant part of the State
	The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone	Metropolitan Adelaide
Strategic Innovation Zone	
Suburban Activity Centre Zone	
Suburban Business Zone	
Suburban Main Street Zone	
Urban Activity Centre Zone	
Urban Corridor (Boulevard) Zone	
Urban Corridor (Business) Zone	
Urban Corridor (Living) Zone	
Urban Corridor (Main Street) Zone	
Urban Neighbourhood Zone	

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome	
DO 1	Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities.

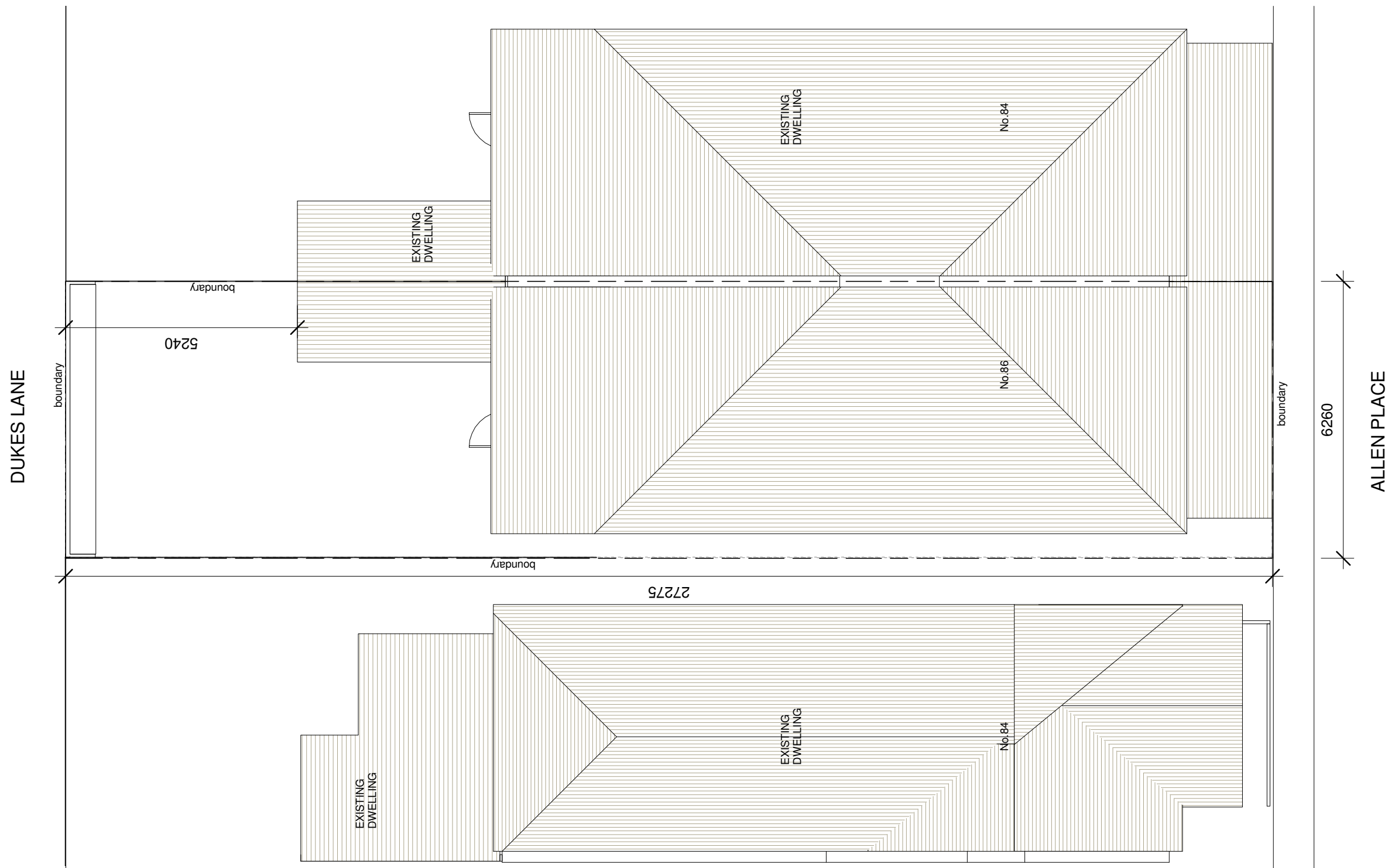
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

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

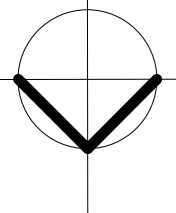
ATTACHMENT 1

Application Documents

171

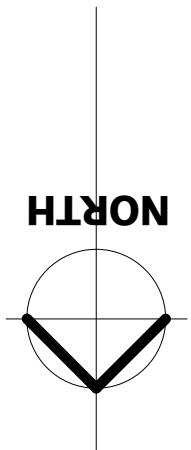


NORTH

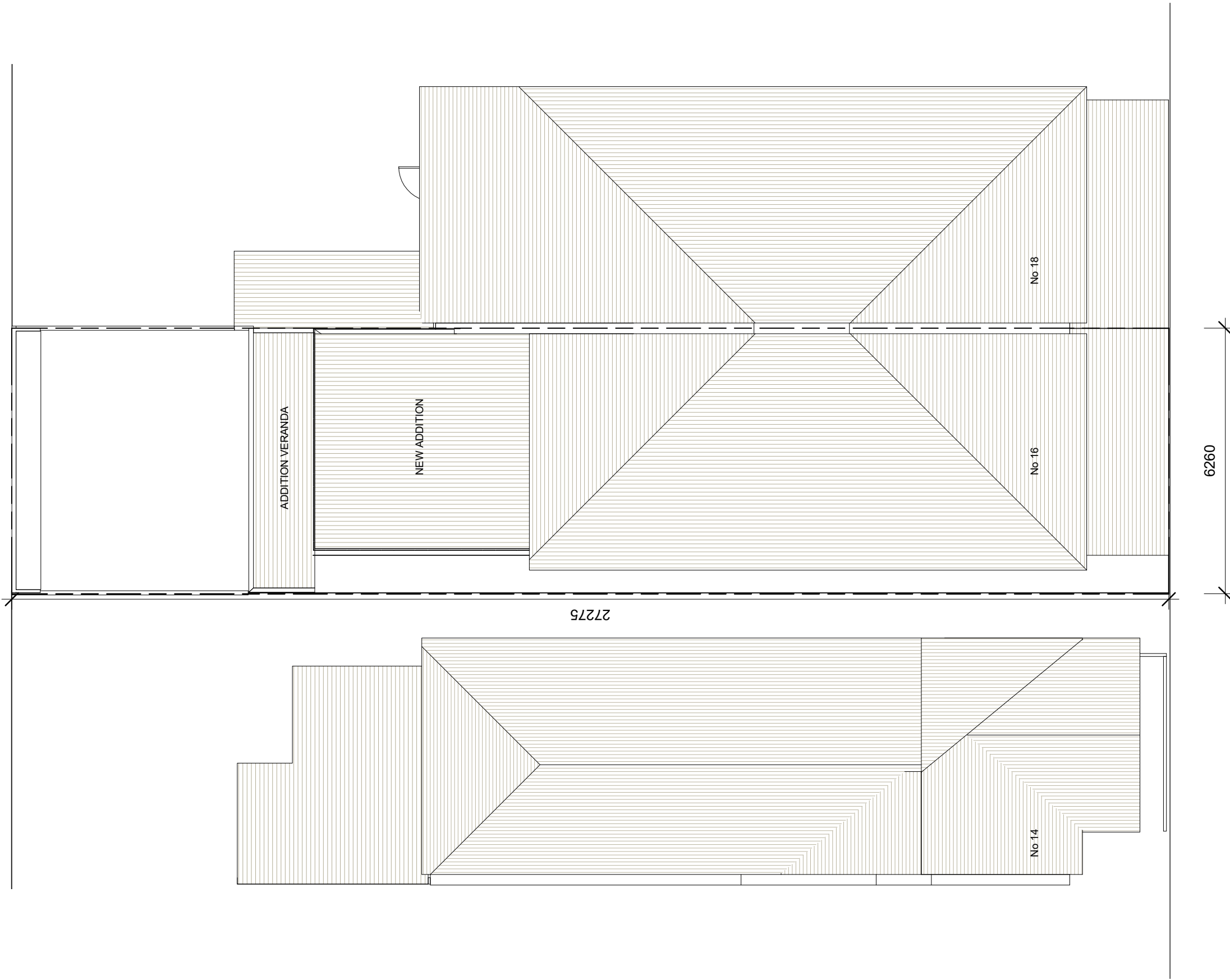


No.	Description	Date

SITE PLAN EXISTING		
Project number	16 ALLENPLACE	A10
Date	16/05/2021	
Drawn by	Author	Scale 1 : 100
Checked by	Checker	



DUKES LANE



ALLEN PLACE

6260

27275

No.	Description	Date
A	Change layout	29/07/2021

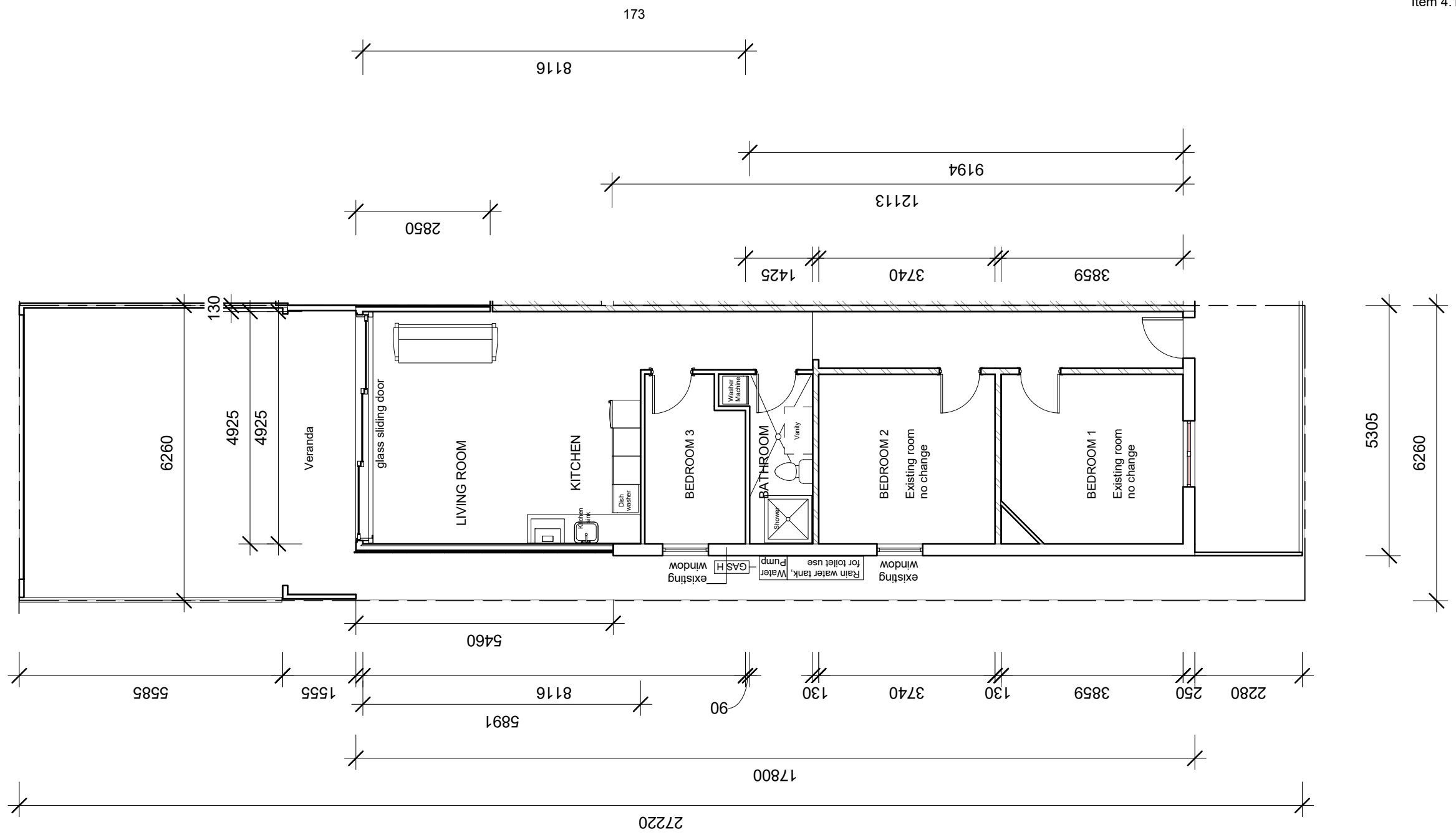
16 Allen Place

SITE PLAN WITH ADDITION

Project number	16 ALLENPLACE
Date	19/06/2021
Drawn by	MAGNUS
Checked by	MAGNUS

A11

Scale 1 : 100

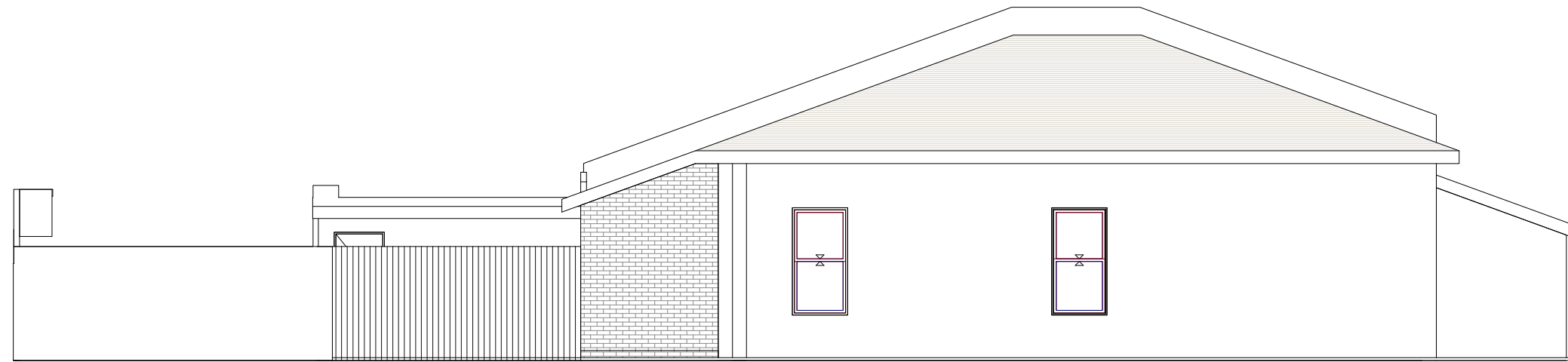


No.	Description	Date
A	Change layout	29/07/2021

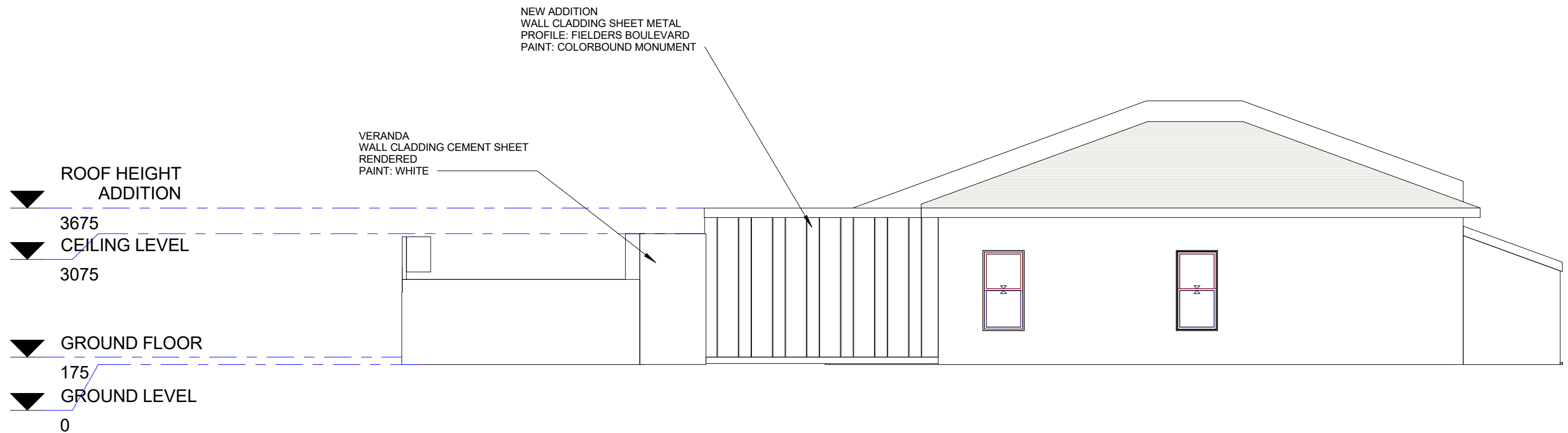
?

GROUND FLOOR		
Project number	16 ALLENPLACE	A04
Date	19/06/2021	
Drawn by	MAGNUS	
Checked by	MAGNUS	
Scale		1 : 100

CURRENT VIEW



PROPOSED



DESIGN CONTEXT
REPORT

No.	Description	Date
A	Change layout	29/07/2021

16 Allen Place

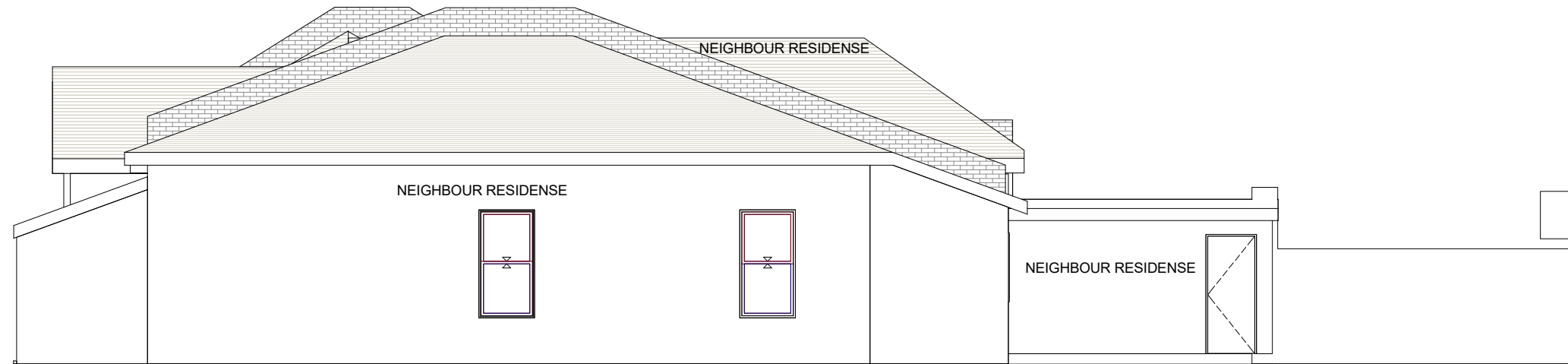
NORTH ELEVATION

Project number	16 ALLENPLACE
Date	19/06/2021
Drawn by	MAGNUS OLSSON
Checked by	

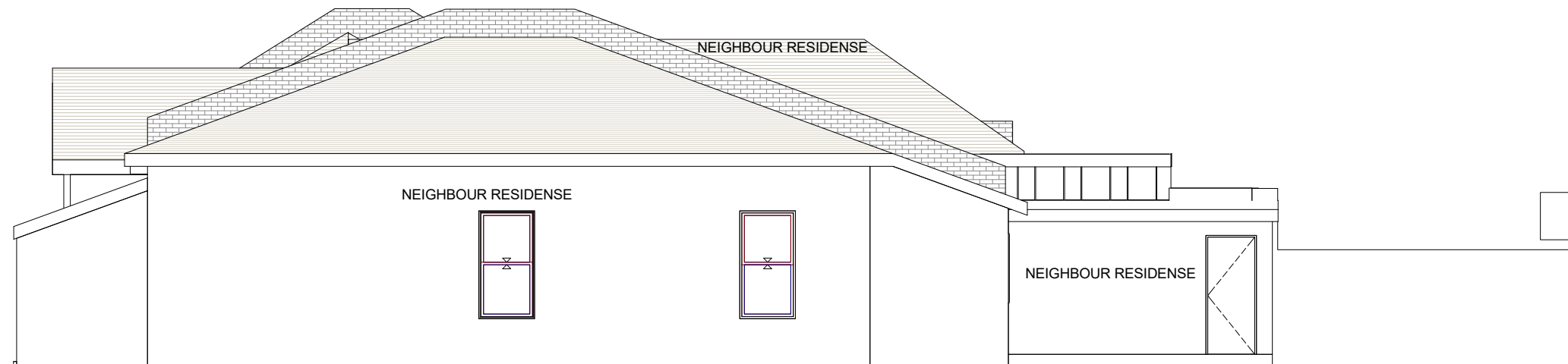
A13

Scale 1 : 100

CURRENT VIEW



PROPOSED



**DESIGN CONTEXT
REPORT**

City of Adelaide Council Assessment Panel Meeting - Agenda - 23 August 2021

No.	Description	Date
REV A	ADDED ELEVATIONS DIMENSTION	19/05/2021

16 Allen Place

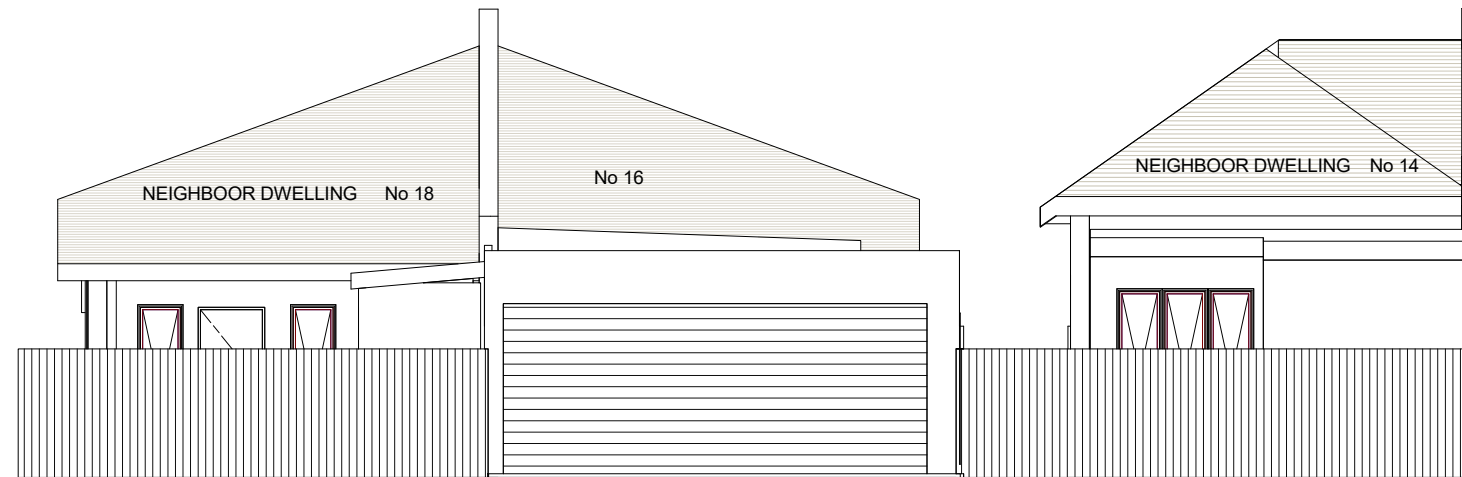
SOUTH ELEVATION

Project number	16 ALLENPLACE
Date	19/06/2021
Drawn by	Magnus
Checked by	Magnus

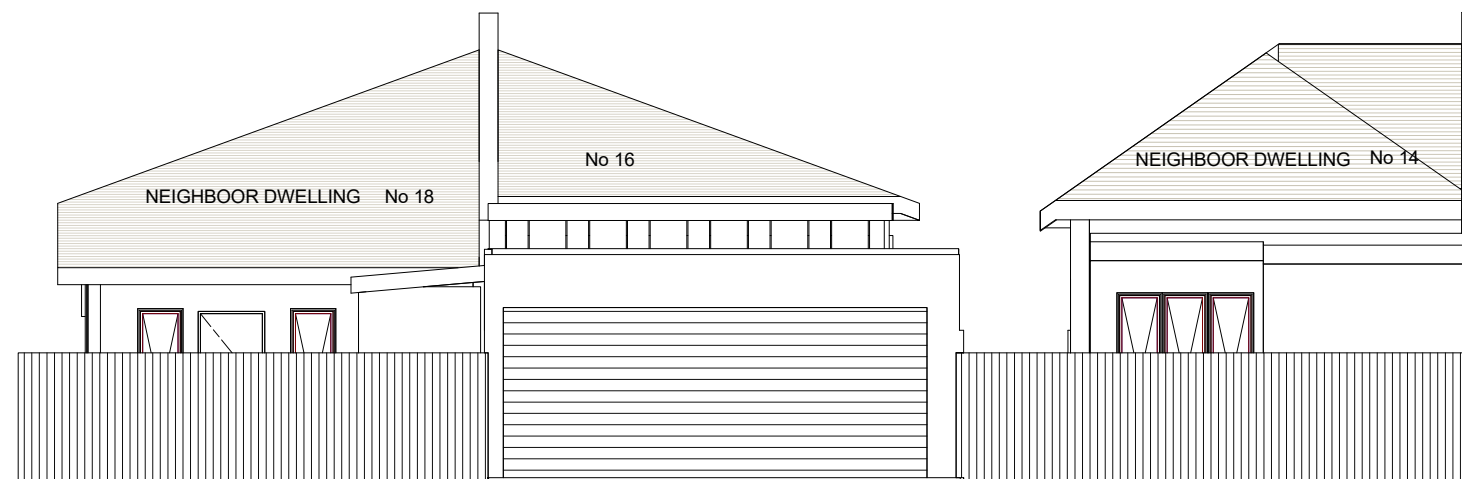
A15

Scale 1 : 100

CURRENT STREET SCAPE VIEW



PROPOSED



DESIGN CONTEXT REPORT

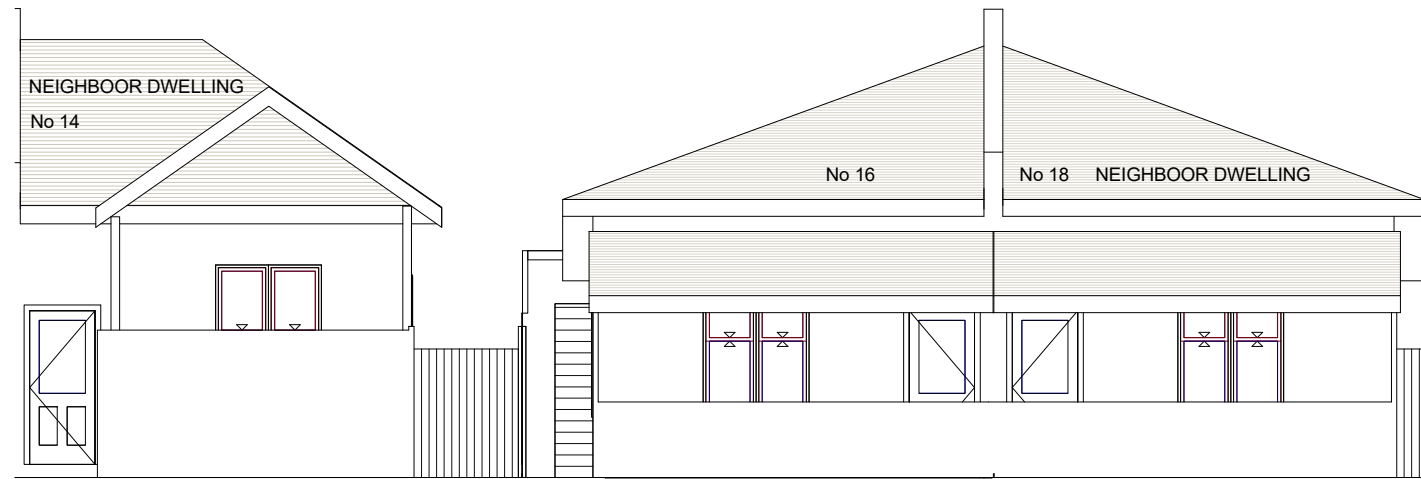
No.	Description	Date
A	Change layout	29/07/2021

16 Allen Place

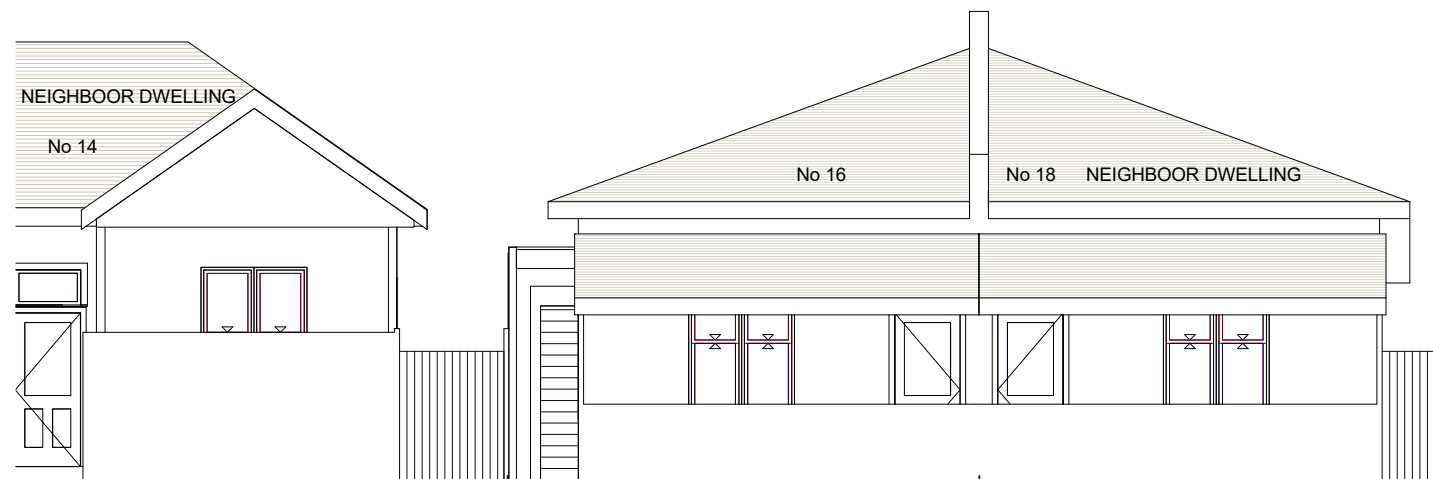
EAST ELEVATION

Project number	16 ALLENPLACE	A14
Date	19/06/2021	
Drawn by	MAGNUS	
Checked by	MAGNUS	
Scale	1 : 100	

CURRENT STREET SCAPE VIEW



PROPOSED



DESIGN CONTEXT
REPORT

City of Adelaide Council Assessment Panel Meeting - Agenda - 23 August 2021

No.	Description	Date
A	Change layout	29/07/2021

16 Allen Place

WEST ELEVATION

Project number	16 ALLENPLACE
Date	19/06/2021
Drawn by	MAGNUS
Checked by	MAGNUS

A12

Scale 1 : 100

ATTACHMENT 2 – Subject Land & Locality Plan

LEGEND



Subject Site



Locality

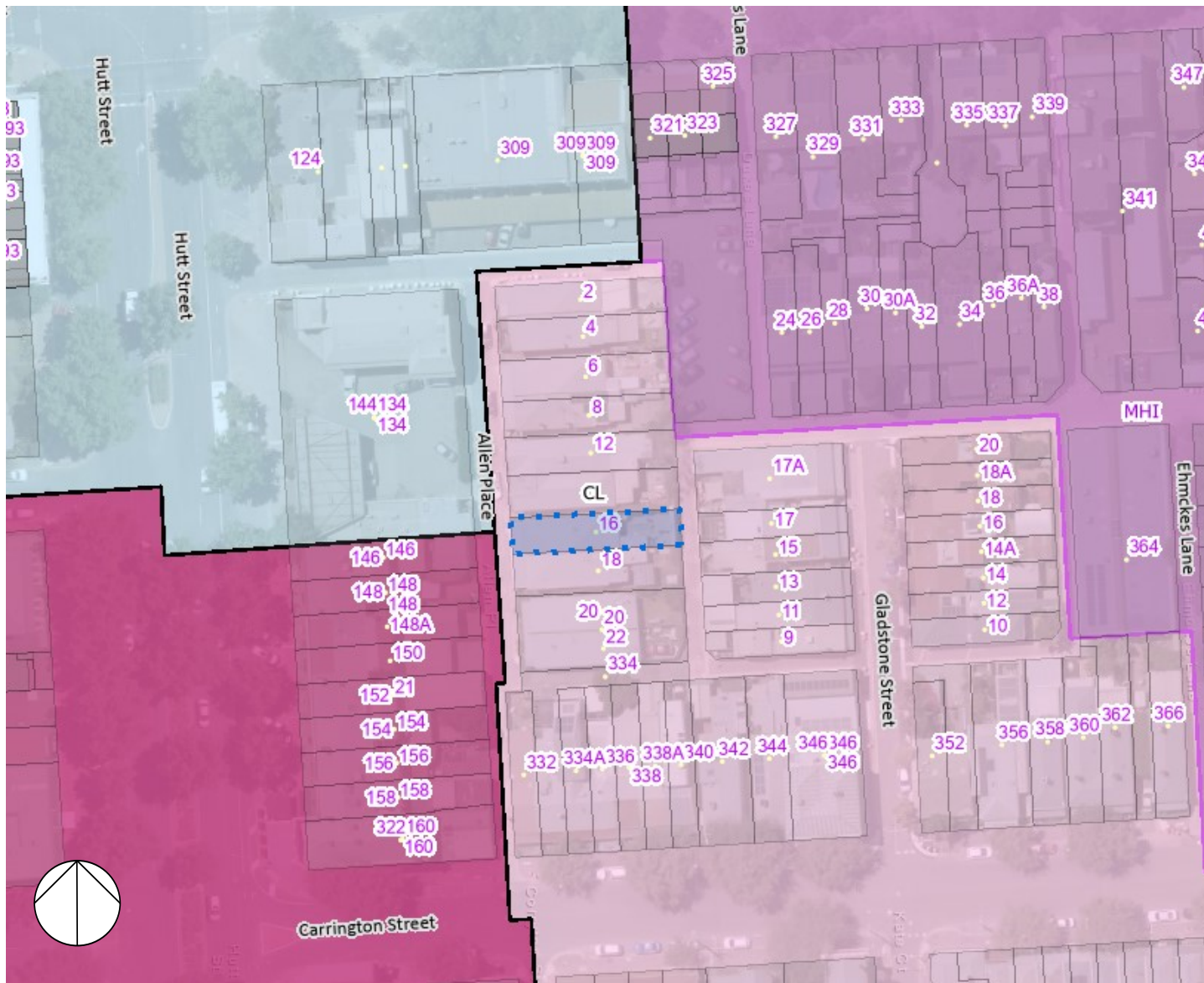


Local Heritage Place








State Heritage Place

ATTACHMENT 3 – Zoning Map






LEGEND

-  Subject Site
-  Capital City Zone
-  City Main Street
-  City Living Zone
-  Medium to High Intensity Sub-zone

ATTACHMENT 4 – Representation Map



- LEGEND**
-  Subject Site
 -  Properties Notified
 -  Representor

ATTACHMENT 5

Representations

Details of submitter No: 1 - David Storey

Submitter:	David Storey
Submitter Address:	10 Gladstone Street, Adelaide, Australia, 5000

South Australia Planning, Development and Infrastructure ACT 2016

Representation on Application

First name:

David

Last name:

Storey

Daytime Phone:

0404 855 784

Would you like to present your submission in person at a hearing?

- I wish to be heard in support of my representation
- I do not wish to be heard in support of my representation

My position is:

- I support the development
- I support the development with some concerns (detail below)
- I oppose the development

The specific reasons I believe that planning consent should be granted/refused are:

Attached Documents

File
No records to display.

Details of submitter No: 2 - Tina Fay

Submitter:	Tina Fay
Submitter Address:	18 Allen Place, Adelaide, Australia, 5000

South Australia Planning, Development and Infrastructure ACT 2016

Representation on Application

First name:

Tina

Last name:

Fay

Daytime Phone:

82270098

Would you like to present your submission in person at a hearing?

- I wish to be heard in support of my representation
- I do not wish to be heard in support of my representation

Nominated Speaker:

Tina Fay and David Lyons

My position is:

- I support the development
- I support the development with some concerns (detail below)
- I oppose the development

The specific reasons I believe that planning consent should be granted/refused are:

The heritage and charm of these 'row cottages' in the heart of Adelaide will be altered forever. As these are such very old houses, the structural integrity of the shared wall between 16 Allen Place and my dwelling at 18 Allen Place will be compromised. Cracks will develop in the adjoining walls, floors will shift and will most likely compromise the shared foundations.

As there is no indication of the building development time-frame, my personal property will be affected by the construction: dust and debris filtering through the dwelling. Noxious fumes from building products and machinery. Paintings and photos falling off walls, fragile ornaments falling off their places, I will have to pack away all my belongings which will be vulnerable to any such movement caused by construction.

As I am a permanent resident in this home where I have lived for over 16 years, who will help me find alternative and affordable accommodation? How will I manage to pay two rents on my disability support pension.

I have had Autism all of my life. Autism causes me many symptoms, one of which is a neurological condition which is very debilitating. It causes 'Hypersensitivity and Sensory Processing Disorder' which affects all my senses, sound, smell, taste, touch and visual perception. This means I hear and feel sound at extremely different frequencies and levels and at a higher volume, sounds are distorted and get mixed together into a intrusive cacophony of imagery and audio composition of the worst order of an audio experience.

Attached Documents

File
No records to display.

Details of submitter No: 3 - Tina Fay

Submitter:	Tina Fay
Submitter Address:	18 Allen Place , Adelaide, Australia, 5000

South Australia Planning, Development and Infrastructure ACT 2016

Representation on Application

First name:

Tina

Last name:

Fay

Daytime Phone:

82270098

Would you like to present your submission in person at a hearing?

- I wish to be heard in support of my representation
- I do not wish to be heard in support of my representation

Nominated Speaker:

Tina Fay

My position is:

- I support the development
- I support the development with some concerns (detail below)
- I oppose the development

The specific reasons I believe that planning consent should be granted/refused are:

The heritage and charm of these 'row cottages' in the heart of Adelaide will be altered forever. The structural integrity of the shared dwelling at 18 Allen Place will be compromised, cracks will develop in the adjoining walls, floors will shift and compromise the foundations.

As there is no indication of the building development time-frame, my personal property will be affected by the construction: dust and debris filtering through the dwelling. Noxious fumes from building products and machinery. Paintings and photos falling off walls, fragile ornaments falling off their places, I will have to pack away all my belongings which will be vulnerable to any such movement caused by construction.

As I am a permanent resident in this home where I have lived for over 16 years, who will help me find alternative and affordable accommodation? How will I manage to pay two rents on my disability support pension.

I have had Autism all of my life. Autism causes me many symptoms, one of which is a neurological condition which is very debilitating. It causes 'Hypersensitivity and Sensory Processing Disorder' which affects all my senses, sound, smell, taste, touch and visual perception. This means I hear and feel sound at extremely different frequencies and levels and at a higher volume, sounds are distorted and get mixed together into a intrusive cacophony of imagery and audio composition of the worst order of an audio experience.

Attached Documents

File

City of Adelaide Council Assessment Panel Meeting - Agenda - 23 August 2021

File

tinafay_objection

TINA FAY

18 Allen Place, Adelaide S.A. 5000 • Phone: 0420 585 674 • Email: tina_fay@bigpond.com

Adelaide City Council - PlanSA Proposed Development

Under the Planning, Development and Infrastructure Act 2016

Public notification commencement on 28-06-2021

Applicant: JOHAN MAGNUS DANIEL OLSSON

Application ID: 21010019

Proposed Development: 1. Demolish existing house extension, which is in a bad condition. 2. Build a second story addition with a ground floor veranda

OBJECTION as an adjoining occupier and person potentially affected by the above development.

I did not receive a letter in the post regarding the proposed development for 16 Allen Place Adelaide. I only noticed the proposal from the sign on the front fence at 16 Allen Place when someone pointed it out to me recently, otherwise I would have organised and sent my concerns much earlier.

Adelaide City Council sends me newsletters and the City Grapevine booklet for the aged and vulnerable on how to live healthy and to provide programs etc for making our lives easier. So I am assuming that Adelaide City Council cares for me as being in that demographic. I hope Adelaide City Council will also support me through this process.

So far with my recent phone calls to Sue in 'planning' and Katriona in 'community services', their help has been outstanding and they have been very kind and gracious towards me. So I feel confident that Adelaide City Council will help me and listen to any further concerns when they come up.

The roll-over of houses being sold and purchased in Allen place has been very frequent lately. There seems to be renovations going on all the time. The roll-over of rental properties getting new tenants is very high, usually considerate people, with one exception of inconsiderate tenants at the moment. I would really appreciate the opportunity to air my grievance at a meeting with the owner/s going forward to support and help me best they can considering my circumstances.

Oh, one more item of interest. Usually people complain about public housing residents. There are 3 of us in Allen Place. Myself at 18 and numbers 20 and 22. We are the most quietest of all and don't cause disruptions as some rental tenants do and also the renovations and the buying and selling of houses which I mentioned earlier in our street and also connecting streets.

TINA FAY

18 Allen Place, Adelaide S.A. 5000 • Phone: 0420 585 674 • Email: tina_fay@bigpond.com

Key Points Of Objection for the 16 Allen Place Development

- The heritage and charm of these 'row cottages' in the heart of Adelaide will be altered forever. The structural integrity of 18 Allen Place will be compromised, cracks will develop in the adjoining walls, floors will shift and compromise the foundations.
- My personal property will be affected: paintings falling off walls, fragile ornaments falling off their places, dust and debris filtering through the dwelling. Noxious fumes from building products and machinery. I will have to pack away all my belongings which will be vulnerable to any such movement caused by construction.
- I have 'Autism'. Autism causes me many symptoms. One of which is a neurological condition which is very debilitating. It causes 'Hypersensitivity and Sensory Processing Disorder' which affects all my senses, sound, smell, taste, touch and visual perception. This means I hear and feel sound at extremely different frequencies and levels and at a higher volume, sounds are distorted and get mixed together into a intrusive cacophony of imagery and audio composition of the worst order of an audio experience.

I also experience sound through 'Bone Conduction'. Certain sounds are made worse with earplugs. The earplugs become a conduit for frequencies to travel through bone conduction. I fear I will not be able to cope with the construction at 16 Allen Place. I am afraid of how long it is going to take. I may have to find alternative accomodation and leave the only safe place I have, this in turn will then affect my ability to adapt to a change of routine and have such a negative impact on my life which will take an unknown amount of time to recover from.

Who will help me find alternative and affordable accomodation? How will I manage to pay two rents on my disability support pension until the project is fully completed? Please find attached a link to a short video which is the closest interpretation I can find to demonstrate my experience.

- Another point of concern is that these house are not soundproof at the best of times, so in the future I will not only hear the neighbour's noise from a ground level but also coming from an above/higher vantage. Would the developers guarantee that the whole house would be made with specific soundproofing? Walls and floors? This point alone may mean I have to leave my home altogether. Where shall I go? This point especially causes me much distress.
- As I am a permanent resident in this home where I have lived for over 16 years and can continue my lease indefinitely I would be very pleased if the owner/developers could have a meeting or mediation with myself to discuss my concerns and their plans and let me know exactly what will happen and maybe as a gesture to me as a long term resident. Maybe discuss some actions they could include in the development.

TINA FAY

18 Allen Place, Adelaide S.A. 5000 • Phone: 0420 585 674 • Email: tina_fay@bigpond.com

- Have the developers of 16 Allen Place allowed for sound-proofing on the ground and upper floor, with the walls and flooring, so once it is completed there will be less impact on my adjoining dwelling? Is there a plan for temporary accommodation if I cannot find any other support to help me in the event the building process is unbearable, or alternate accommodation or respite? The anxiety and panic has started for me, even before the development has begun and I would appreciate their talking me through it. If I had to move from my home and the neighbourhood that I love, where I have settled and stabilised with my health for the past 16 years, it would totally devastate me. I feel I am at risk and disadvantage because of my disability.
- My concern is that this project is of monetary interest to the developer, and it will be at the cost of my health and wellbeing. I would implore the developer to perhaps consider this at an ethical level that the aftermath of their profit, their legacy, will have lasting negative effects on one person and the developer will be long gone with no consequence.
- The proposed development will compromise neighbouring houses privacy in Allen Place and the back of Gladstone Street.
- The proposed development will be a visual 'eyesore' in our quaint little street and ruin it's originality.
- On another note, will I have to seek legal representation to advocate my objection on my behalf with solicitors through Disability Services. I have no idea where to start with this, I feel I am at a loss.

As my 'objection' is so close to the "Have Your Say" closing date of the 19th July and I have a journey planned on the 10th of July for a week or so, (unless there is a COVID outbreak in Victoria, I will return earlier). I am going to see my 93 year old Mum, who is deteriorating in health, and it may be the last time I get to see her. Also, my therapist is on leave. When I get back, and when my therapist gets back, I can provide written evidence of my condition in a letter from my Doctor/Specialist.

Yours Sincerely,

Tina Fay

18 Allen Place, Adelaide

TINA FAY

18 Allen Place, Adelaide S.A. 5000 • Phone: 0420 585 674 • Email: tina_fay@bigpond.com

AUTISM and Related Sensory Issues

Sensory issues often accompany autism. In 2013, the American Psychiatric Association added sensory sensitivities to the symptoms that help diagnose autism. Autism's sensory issues can involve both **hyper-sensitivities** (over-responsiveness) and **hypo-sensitivities** (under-responsiveness) to a wide range of stimuli.

These can involve:

- Sights
- Sounds
- Smells
- Tastes
- Touch
- [Balance](#)
- Body awareness ([proprioception](#))

For example, many people on the spectrum are hyper-sensitive to bright lights or certain light wavelengths (e.g. from fluorescent lights). Many find certain sounds, smells and tastes overwhelming. Certain types of touch (light or deep) can feel extremely uncomfortable.

<https://www.autismspeaks.org/sensory-issues>

This video, by two students at the 'Ringling College of Art & Design', simulates the sensory overload experienced by many people affected by autism.

Hypo-sensitivities are likewise common. A low sensitivity to pain is a classic example. Another is under-responsiveness to the body signals that help control balance and physical co-ordination. This can result in clumsiness, which has long been associated with autism. How can I help someone with autism-related sensitivities? Awareness and accommodation can help ease related discomfort.

Examples of accommodations for hyper-sensitivities

- Dimmed lights
- Incandescent versus fluorescent lighting
- Sunglasses or visor to block overhead fluorescent lighting
- Ear plugs or headphones in noisy environments
- Closed door or high-walled work areas to block distracting sights and sounds
- Request for permission before touching

TINA FAY

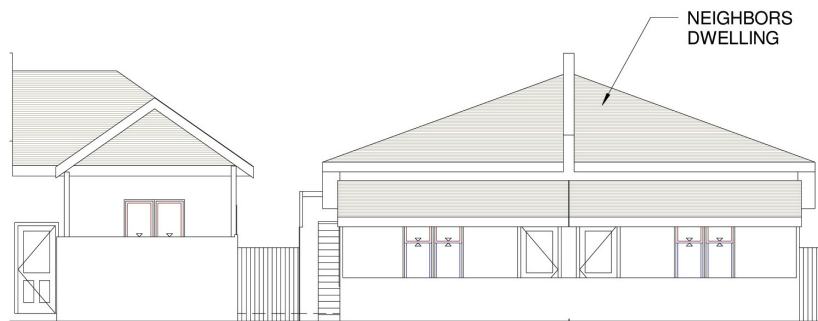
18 Allen Place, Adelaide S.A. 5000 • Phone: 0420 585 674 • Email: tina_fay@bigpond.com

16 – 18 Allen Place Adelaide

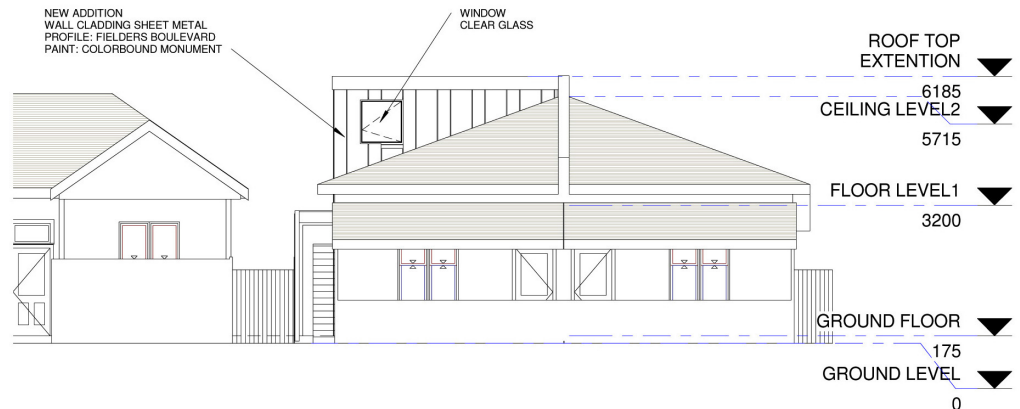
16 Allen Place shares the main dividing wall with the dwelling at 18 Allen Place. There is no additional sound proofing or insulation currently added to this main wall. All building and construction sound will be carried through the two dwellings.



CURRENT STREET SCAPE VIEW



PROPOSED



Details of submitter No: 4 - Stephen Perrott

Submitter:	Stephen Perrott
Submitter Address:	7/39 Zetland Road, Mont Albert, Australia, 3127

South Australia Planning, Development and Infrastructure ACT 2016

Representation on Application

First name:

Stephen

Last name:

Perrott

Daytime Phone:

Would you like to present your submission in person at a hearing?

- I wish to be heard in support of my representation
- I do not wish to be heard in support of my representation

My position is:

- I support the development
- I support the development with some concerns (detail below)
- I oppose the development

The specific reasons I believe that planning consent should be granted/refused are:

the 2 storey extension will over shadow the rear courtyard of my property and reduce privacy in the rear part of my property. The second storey will also have 2 floor to ceiling windows overlooking the back yards of properties in Gladstone Street. The box shape design is also unsightly.

Attached Documents

File

No records to display.

Details of submitter No: 5 - Charles Gilchrist

Submitter:	Charles Gilchrist
Submitter Address:	73 Church Tce, Walkerville, Australia, 5081

South Australia Planning, Development and Infrastructure ACT 2016

Representation on Application

First name:

Charles

Last name:

Gilchrist

Daytime Phone:

0438536865

Would you like to present your submission in person at a hearing?

- I wish to be heard in support of my representation
- I do not wish to be heard in support of my representation

My position is:

- I support the development
- I support the development with some concerns (detail below)
- I oppose the development

The specific reasons I believe that planning consent should be granted/refused are:

it's not heritage listed so there's probably not much that can be done about it but I hope that the fireplace in the living room will be protected or relocated when they build the new bathroom. Apart from that, I support the development.

Attached Documents

File

No records to display.

ATTACHMENT 6

Response to Representations

Response to Feedback received

Reply to Tina Fay opposing the addition.

- Design of the extension has changed with the second storey removed. This will reduce the building work and there will be no over shading neighbours' property.
- I will notify Tina a couple of days before major works will be conducted e.g. demolition, concreting, wall and roof framing works.
- I will organise for a Dilapidation Report to be done at 18 Allen place before any work commence on 16 Allen Place.

Summary: The new design will have minimal interference with neighbours' property both visibility and structurally. The new extension adjoining wall will be fire rated and insulated, when finished there will be minimal sound transfer to adjoining property 18 Allen Place.

Reply to Stephen Perrott opposing the addition.

- Design of the extension has changed with the second storey removed. There will be no over shading neighbours' property.

Edouard Pool

From: magnus olsson <magnus.olsson3@gmail.com>
Sent: Tuesday, 10 August 2021 4:36 PM
To: Edouard Pool
Subject: Re: FW: Development Application DA 21019919 - 16 Allen Place

Hi Edouard

Sorry for my late reply

Regarding

1. New extension adjoining wall; I will follow the building standards, This should be enough as this is a fire rated wall it will have good noise reduction to the neighbor.
2. Regarding the existing adjoining wall: I don't want to change this wall, However during construction I will put in a temporary wall with a door between the new extension and the old part of the house. This will reduce some of the sound transferred between the old part of the house to the neighbor.
3. As mentioned before I will inform Tina a couple of days before major work will commence that could be noisy.

kind regards
Magnus Olsson

Den ons 4 aug. 2021 kl 16:10 skrev Edouard Pool <E.Pool@cityofadelaide.com.au>:

Dear Mr Olsson,

Please see the response from Tina Fay below.

Please be advised that you do not need to respond to her or to Council on this matter unless you wish to do so.

You may wish to specify insulation and sound proofing to your development at this time IF you wish to – I only advise that the law requires you to abide by the minimum standards required under National Construction Code / Building Code of Australia. Should you wish to install soundproofing that is above the minimum, you are welcome to do so and you are welcome to specify the exact product and its performance if you want to, in an effort to satisfy Ms Fay.

I believe that the minimum requirements of the Code(s) however are adequate and acceptable, and Council cannot require you to upgrade soundproofing because of adjoining owners/occupiers.

Regards,

Edouard

Edouard Pool
Senior Planner
Development Assessment
4th Floor 25 Pirie Street
Adelaide, South Australia, 5000
TEL: +61882037771
F. +61882037575
E. E.Pool@cityofadelaide.com.au

SOUTH AUSTRALIA'S PLANNING
SYSTEM IS CHANGING
- 19 MARCH 2021



www.cityofadelaide.com.au



Think before you print!

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From: Tina Fay <tina_fay@bigpond.com>
Sent: Wednesday, 4 August 2021 2:53 PM
To: Edouard Pool <E.Pool@cityofadelaide.com.au>
Subject: Re: Development Application DA 21019919 - 16 Allen Place

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Edouard,

Thank you for your email regarding the proposed development for 16 Allen Place (application DA 21019919). I have reviewed the proposal and am very pleased to note the amendments made by the applicant and council.

My main concern is related to the addition of insulation and sound-proofing to the shared wall of my adjoining property at 18 Allen Place. I note that this has been stated in the recent amendment letter. Before I consider withdrawing my objections, I request that the applicant provide me with a more detailed specification for insulation and sound-proofing of the main adjoining wall, which extends the full length of the property.

I have a neurological sound sensitivity disorder. Therefore I hope that the applicant will plan to minimise construction noise during the building process. Also, scheduling time off each week for respite from the activity.

Thank you very much for your care and attention in making the amendments to the building proposal.

Yours Sincerely,

Tina Fay

Tina Fay

tina_fay@bigpond.com

On 2 Aug 2021, at 12:46 pm, Edouard Pool <E.Pool@cityofadelaide.com.au> wrote:

Dear Ms Fay,

The applicant has considered the response from the public notification and has made significant changes to resolve them. The main change being it is now a single storey addition rather than two storey.

The amended plans and the applicant's response to Council are attached.

I would greatly appreciate it if you could review the amendments and advise Council if you would consider withdrawal of your objections – if all of your concerns are now resolved.

Regards,

Edouard

Edouard Pool
Senior Planner
Development Assessment
4th Floor 25 Pirie Street
Adelaide, South Australia, 5000
TEL: +61882037771
F. +61882037575
E. E.Pool@cityofadelaide.com.au

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<image002.gif>
www.cityofadelaide.com.au

<image003.gif> Think before you print!

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<ResponseToFeedbackReceived - DA 21010019.pdf><Amended Proposal.pdf>