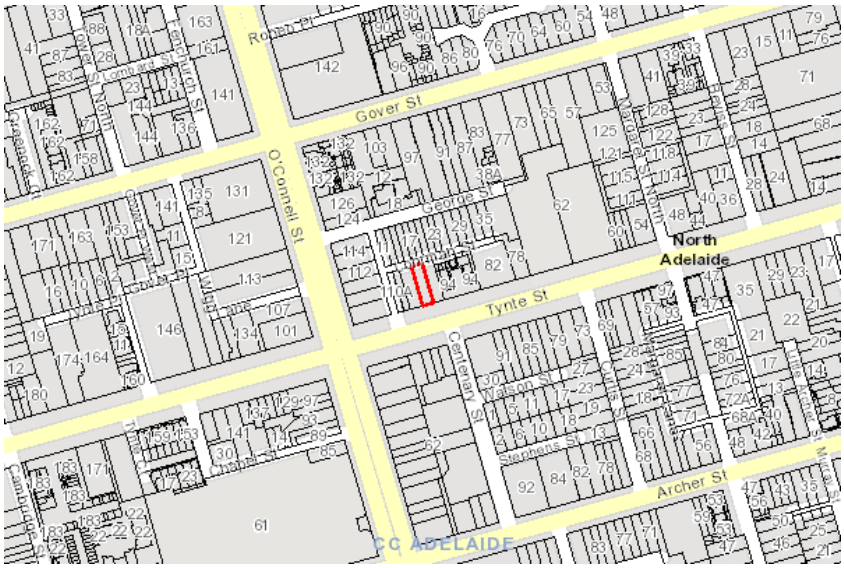
APPENDIX 1

Relevant P& D Code Policies

Address: **104 TYNTE ST NORTH ADELAIDE SA 5006**

Click to view a detailed interactive SAILIS in SAILIS

To view a detailed interactive property map in SAPPA click on the map below



Property Zoning Details

Local Variation (TNV)

Minimum Frontage *(Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m)*

Minimum Site Area *(Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm)*

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

Overlay

Aircraft Noise Exposure *(ANEF 25)*

Airport Building Heights (Regulated) *(All structures over 120 metres AHD)*

Design

Historic Area *(Adel7)*

Hazards (Flooding - Evidence Required)

Local Heritage Place

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Subzone

North Adelaide Low Intensity

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.

   - 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.

   - Land division

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	

PO 1.1 Diverse housing and accommodation complemented by a range of compatible non-residential uses supporting an active and convenient neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (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.
PO 1.2 Non-residential development located and designed to improve community accessibility to services primarily in the form of: (a) small-scale commercial uses such as offices, 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.	DTS/DPF 1.2 None are applicable.
PO 1.3 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial activities improve community access to services are of a scale and type to maintain residential amenity, and primarily comprise: (a) home-based business activities (b) the reuse and adaption of existing commercial premises (c) new businesses along street frontages with an established mixed use character, particularly the following: (i) within the Medium-High Intensity Subzone and fronting: A. Gilles Street / Gilbert Street B. Sturt Street C. Carrington Street (west of Hurtle Square) D. Archer Street E. Ward Street (ii) Tynte Street (west of Bevis Street)	DTS/DPF 1.4 A consulting room, office or personal or domestic services establishment (or any combination thereof) satisfies any one of the following: (a) comprises a change in the use of an existing building that is lawfully used as a consulting room, office or personal or domestic services establishment (or any combination thereof) (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) (c) it is wholly located on the ground floor of a building and satisfies one of the following: (i) the building is in the Medium-High Intensity Subzone and has a primary street frontage to any of the following: A. Gilles Street / Gilbert Street B. Sturt Street C. Carrington Street (west of Hurtle Square)

	D. Archer Street E. Ward Street (ii) the building has a primary street frontage to Tynte Street (west of Bevis Street).
PO 1.5 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.	DTS/DPF 1.5 None are applicable.
PO 1.6 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.	DTS/DPF 1.6 Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied: (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.
Built Form and Character	
PO 2.1 The number of dwellings is increased in the zone while maintaining residential amenity.	DTS/DPF 2.1 The number of dwellings in the zone is increased in accordance with one of the following: (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.
PO 2.2 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 *Maximum Building Height (Levels) Technical*	DTS/DPF 2.2 Except where a Concept Plan specifies otherwise or on a Catalyst Site in the East Terrace Subzone, development (excluding garages, carports and outbuildings): (a) does not exceed the following building height(s):

and Numeric Variation layer and the *Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database or any relevant Concept Plan and positively responds to the local context.	**Maximum Building Height (Levels)** Maximum building height is 2 levels (b) is not less than the following building height: In relation to DTS/DPF 2.2, in instances where: (c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer, *Maximum Building Height (Metres) Technical and Numeric Variation* layer, or *Minimum Building Height (Levels) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) only one value is returned for DTS/DPF 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.
PO 2.3 New buildings and structures visible from the public realm consistent with: (a) the valued streetscape characteristics of the area (b) prevailing built form characteristics, such as floor to ceiling heights, of the area.	DTS/DPF 2.3 None are applicable.
PO 2.4 The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the area	DTS/DPF 2.4 None are applicable.
PO 2.5 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.	DTS/DPF 2.5 None are applicable.
Building Setbacks	
PO 3.1 Buildings are set back from primary street boundaries to complement the existing streetscape character.	DTS/DPF 3.1 The building line of a building set back from the primary street boundary: (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.

PO 3.2 Buildings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.	DTS/DPF 3.2 Building walls are no closer than 900mm to secondary street boundary.
PO 3.3 Buildings setback from side boundaries to provide: (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.	DTS/DPF 3.3 Building walls are setback from a side boundary not less than the nearest side setback of the primary building on the adjoining allotment.
PO 3.4 Buildings are setback from rear boundaries to provide: (a) access to natural light and ventilation for neighbours (b) open space recreational opportunities (c) space for landscaping and vegetation.	DTS/DPF 3.4 Building walls are set back from the rear boundary at least: (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.
PO 3.5 Boundary walls are limited in height and length to manage impacts on adjoining properties.	DTS/DPF 3.5 For buildings that do not have a common wall, any wall sited on a side boundary meets all of the following: (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.
Site Dimensions and Land Division	
PO 4.1 Allotments created for residential purposes that are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.	DTS/DPF 4.1 Except on a Catalyst Site in the East Terrace Subzone, development accords with the following: (a) site areas (or allotment areas in the case of land division) not less than: **Minimum Site Area** Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm (b) site frontages not less than: **Minimum Frontage** Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m In relation to DTS/DPF 4.1, in instances where:

	(c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (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.
Car Parking and Access	
PO 5.1 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: (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 (b) siting any new car parking away from street frontages.	DTS/DPF 5.1 None are applicable.
PO 5.2 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.	DTS/DPF 5.2 None are applicable.
Advertisements	
PO 6.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 6.1 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.
Concept Plans	
PO 7.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code.	DTS/DPF 7.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 7.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.
Ancillary Buildings and Structures	
PO 8.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 8.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding $60m^2$ (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the

dwelling to which it is ancillary
or

(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d) in the case of a garage or carport, the garage or carport:

(i) is set back at least 5.5m from the boundary of the primary street

(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:

A. for dwellings of single building level - 7m in width or 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

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 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone, unless:

(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and

(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

(h) have a wall height or post height not exceeding 3m above natural ground level

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

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

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

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

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

	201-450 | 20% >450 | 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 8.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 8.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

Class of Development (Column A)	Exceptions (Column B)
1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (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	Except development involving any of the following: 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: (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

(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.	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).
3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) personal or domestic services establishment.	Except development that: 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: (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).
4. Any development involving any of the following (or of any combination of any of the following): (a) internal building works (b) land division (c) tree damaging activity.	None specified.
5. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development
None specified.

Placement of Notices - Exemptions for Restricted Development
None specified.

North Adelaide Low Intensity Subzone

Assessment Provisions (AP)

Desired Outcome	
DO1	Predominantly low rise low density housing on large allotments in an open landscaped setting.
DO2	An important part of the town plan of Adelaide and the city grid layout, containing large grand dwellings on landscaped grounds.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form and Character	
PO 1.1 Buildings sited and designed to complement the low-density or very-low density character of the neighbourhood, in locations where an open landscape setting is the prevailing character.	DTS/DPF 1.1 None are applicable.
Site Coverage	
PO 2.1 Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood, in locations where an open landscaped setting is the prevailing character.	DTS/DPF 2.1 The development does not result in site coverage exceeding 50%.

Part 3 - Overlays

Aircraft Noise Exposure Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	

	Development sensitive to aircraft noise is designed and located to manage noise intrusion to reduce land use conflict and protect human health.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Buildings that accommodate activities sensitive to aircraft noise are designed and located to minimise aircraft noise intrusion and provide appropriate interior acoustic amenity.	DTS/DPF 1.1 Buildings accommodating sensitive receivers are not located within an area having an ANEF value of 30 or more.
Built Form	
PO 2.1 Additions to buildings involving the addition or extension of habitable rooms are designed and located to minimise aircraft noise intrusion and provide appropriate interior acoustic amenity.	DTS/DPF 2.1 Dwelling additions involving the addition or extension of habitable rooms: (a) do not result in an increase in the total floor area of the existing dwelling by greater than 50 percent (b) do not occur in areas having an ANEF value of 30 or more.
Land Division	
PO 3.1 Land division does not increase the number of allotments used for sensitive receivers in areas adversely affected by aircraft noise to mitigate community exposure to potential adverse environmental and amenity impacts generated by aircraft movements.	DTS/DPF 3.1 Land division: (a) within an area having an ANEF value of less than 30 or (b) within an area having an ANEF value or 30 or more and: (i) does not result in any additional allotments or (ii) none of the allotments will accommodate a sensitive receiver.

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

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	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.

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 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	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 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 *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay.*	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* 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.

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
Except where the development comprises a variation to an application that has previously: (a) been referred to the Government Architect or Associate Government Architect or (b) been given development authorisation under the *Planning, Design and Infrastructure Act 2016 or Development Act 1993* any of the following classes of development: (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	Government Architect or Associate Government Architect	To provide expert design advice to the relevant authority on how the development: (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	Development of a class to which Schedule 9 clause 3 item 22 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

(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.		(d) adds value by positively contributing to places and communities (e) optimises performance and public benefit (f) supports sustainable and environmentally responsible development.	

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

Procedural Matters (PM) - Referrals

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

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

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.
PO 4.2 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.	DTS/DPF 4.2 None are applicable.
PO 4.3 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.	DTS/DPF 4.3 None are applicable.
PO 4.4 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.	DTS/DPF 4.4 None are applicable.
Land Division	
PO 5.1 Land division creates allotments that are: (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	DTS/DPF 5.1 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 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.	DTS/DPF 6.2 None are applicable.
Demolition	
PO 7.1 Buildings and structures, or features thereof, that demonstrate the	DTS/DPF 7.1 None are applicable.

historic characteristics as expressed in the Historic Area Statement are not demolished, unless: (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.	
PO 7.2 Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.	DTS/DPF 7.2 None are applicable.
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	
	North Adelaide Margaret Street Historic Area Statement (Adel7) 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. 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. 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.

Eras, themes and context	1837 to 1901 - Victorian period 1901 to 1920s - Edwardian period 1920’s to 1942 - Inter-war period One of the most historically intact residential areas in South Australia.
Allotments, subdivision and built form patterns	Continuous built form edge in an historic landscape. Gover Street Regular pattern of Heritage Places addressing the principal road frontage with a consistent building setback from the street. Tynte Street

		Buildings set close to the street frontage west of Margaret Street. Buildings with deeper setbacks east of Margaret Street. Buildings abut the street frontage on the intersection of Tynte and Margaret Street. Archer Street Buildings situated close to the street frontage. Ward Street Individual dwellings set close to the street. Beviss Street Consistently sited. Curtis Street Buildings built close to the street frontage. Murray Street Closely sited semi-detached cottages.
	Architectural styles, detailing and built form features	Victorian housing consisting of single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex verandah roof and four panelled doors with fanlights and often sidelights. Edwardian housing with prominent strapped gables and detailing, tall brick chimneys, verandahs incorporated under the main pitch of the roof verandahs with a convex (or bullnose) profile. Inter-War housing consisting of bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow; and Tudor Revival style displaying steeply pitched roofs with half-timber gable ends and variations of the verandah porch treatments. Continuous built form edge in an historic streetscape. Verandahs or balconies over footpaths are not characteristic to the area, other than on existing non-residential corner buildings. Gover Street Victorian and Edwardian housing. Detached, semi-detached dwellings and residential flat buildings. Consistent building set-back from the street of Heritage places. Appearance of detached or semi-detached dwellings or residential flat buildings on southern side. Tynte Street Victorian, Edwardian and Inter-war housing. Non-residential buildings larger in scale and frontage.

Adel7		Mix of dwellings characterised by more generous landscaped grounds and deeper setbacks east of Margaret Street. West of Margaret Street, a mixture of dwellings up to two storeys set close to the street frontage. Two storey buildings built to the street adjacent the Tynte and Margarate Streets intersection. Archer Street Victorian terrace housing, Victorian institutional buildings, a former traditional corner hotel and Victorian detached houses situated close to the street frontage. One and two storey dwellings. Ward Street Victorian, Edwardian and Inter-war housing. Single-storey detached cottages. Individual dwellings set close to the street and a cohesive built form character with sympathetic interpretation of traditional residential forms. Ralston Street Victorian single-storey semi-detached dwellings. Edwardian historic houses of brick construction to the eastern side of the street. Varying scale, siting and character to the western side of the street. Beviss Street Consistent sited, Victorian detached and semi-detached single-storey cottages. Curtis Street Consistent townscape of Victorian detached and semi-detached nineteenth century houses built close to the street frontage. Murray Street Victorian style row housing built in the form of closely sited semi-detached pairs. Consistent roof forms and verandahs contribute to the cohesive townscape. Almost exclusively comprised of Local Heritage Places. Margaret Street Victorian and Inter-war housing. Single storey detached or semi-detached buildings.
	Building height	Up to two storeys at street corners and junctions. Single storey in appearance along the Margaret Street, Beviss Street and Ralston Street frontages. Gover Street

	Single and two storey. Ward, Ralston, Beviss Streets Single storey.
Materials	Victorian Houses Bluestone, limestone or sandstone, with brick or rubble side and rear walls. Timber framed windows and doors. Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration. Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses. Edwardian Houses Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material. Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding. Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels. Masonry fencing with cast iron palisade, or timber. Inter-War Houses Australian-made Wunderlich roof tiles, face brick and rendered masonry. Timber joinery with some use of metal framed windows.
Fencing	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.
Setting, landscaping, streetscape and public realm features	Pedestrian amenity and shelter provided by street trees and a consistently high standard of paving and other landscaping. Vehicle access provided from rear laneways or minor streets.
Representative Buildings	*[Not identified]*

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

Local Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

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 The form of new buildings and structures maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.3 Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is consistent with boundary setbacks and setting.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the Local Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.6 New buildings and structures are not placed or erected between the primary or secondary street boundaries and the façade of a Local Heritage Place.	DTS/DPF 1.6 None are applicable.
PO 1.7 Development of a Local Heritage Place retains features contributing to its heritage value.	DTS/DPF 1.7 None are applicable.

Alterations and Additions	
PO 2.1 Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Local Heritage Place or its setting.	DTS/DPF 2.1 None are applicable.
PO 2.2 Adaptive reuse and revitalisation of Local Heritage Places to support their retention in a manner that respects and references the original use of the Local Heritage Place.	DTS/DPF 2.2 None are applicable.
Ancillary Development	
PO 3.1 Ancillary development, including carports, outbuildings and garages, complements the heritage values of the Local Heritage Place.	DTS/DPF 3.1 None are applicable.
PO 3.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line and does not dominate the Local Heritage Place or its setting.	DTS/DPF 3.2 None are applicable.
PO 3.3 Advertising and advertising hoardings are designed to complement the Local Heritage Place, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or its setting.	DTS/DPF 3.3 None are applicable.
PO 3.4 Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the Local Heritage Place.	DTS/DPF 3.4 None are applicable.
Land Division	
PO 4.1 Land division creates allotments that: (a) maintain the heritage values of the Local Heritage Place, including setting (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the Local Heritage Place.	DTS/DPF 4.1 None are applicable.
Landscape Context and Streetscape Amenity	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues are retained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.	DTS/DPF 5.1 None are applicable.

Demolition	
PO 6.1 Local Heritage Places are not demolished, destroyed or removed in total or in part unless: (a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or (b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.	DTS/DPF 6.1 None are applicable.
PO 6.2 The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Local Heritage Place.	DTS/DPF 6.2 None are applicable.
Conservation Works	
PO 7.1 Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 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
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 / Designated Performance Feature

PO 1.1	DTS/DPF 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.	Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*.

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 *Landscape South Australia Act 2019:* (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commerical forestry.	The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019*.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*.			

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria /

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

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

Procedural Matters (PM) - Referrals

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

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

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
PO 1.1 Residential development is designed to capture and re-use stormwater to: (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.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: 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 200m^2 (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 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 Table 1: Rainwater Tank

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 Site perviousness ≥35%: N/A

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:

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

*refer Table 1 Tree Size

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 Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory

			Reference
None	None	None	None

Part 4 - General Development Policies

Advertisements

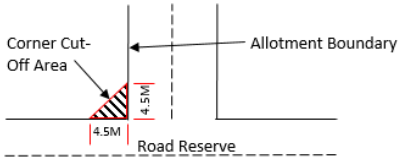
Assessment Provisions (AP)

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: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below

	C. does not have a sign face that exceeds 1m2 per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2 Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	DTS/DPF 1.2 Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.

PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist is the ready identification of the activity or activities on the land and avoids unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (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.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient	DTS/DPF 5.5 Where the advertisement or advertising hoarding is:

clearance from the road carriageway to allow for safe and convenient movement by all road users.	(a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations	DTS/DPF 1.2 None are applicable.

where animals are kept.	
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1	DTS/DPF 4.1

Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 None are applicable.

PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 None are applicable.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 None are applicable.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.

PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 None are applicable.
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	DTS/DPF 2.9 None are applicable.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 None are applicable.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 None are applicable.
PO 3.2	DTS/DPF 3.2

Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	None are applicable.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.
PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2 None are applicable.
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 None are applicable.

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2	DTS/DPF 1.2

Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.
Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that	DTS/DPF 3.3 None are applicable.

pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.

Buffers and Landscaping	
PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1 None are applicable.
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment 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	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.

(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Environmental Performance	

PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and	DTS/DPF 7.2 None are applicable.

constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development	DTS/DPF 8.3 None are applicable.

(c) are designed to integrate with the natural topography of the land.	
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases

All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m^2 facing the primary street.
PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

	(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% 201-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 13.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 13.3	DTS/DPF 13.3

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 14.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling additions	
PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of

	1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space

	(ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to	DTS/DPF 19.6 Where on-street parking is available abutting the site's street

optimise the provision of on-street visitor parking.	frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table: **Number of bedrooms** / **Minimum internal floor area** Studio / 35m^2 1 bedroom / 50m^2 2 bedroom / 65m^2 3+ bedrooms / 80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings that face public	DTS/DPF 22.3 None are applicable.

open space and public streets and limits dwellings oriented towards adjoining properties.	
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.

contribute to public safety and walkability.	
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of 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	DTS/DPF 26.3 None are applicable.

material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (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	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5

for group recreation.	metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 28.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.

All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 32.1 None are applicable.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	Total private open space area: (a) Site area <301m2: 24m2 located behind the building line. (b) Site area ≥ 301m2: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m.
Dwelling (above ground level)	Studio (no separate bedroom): 4m^2 with a minimum dimension 1.8m One bedroom: 8m^2 with a minimum dimension 2.1m Two bedroom dwelling: 11m^2 with a minimum dimension 2.4m

	Three + bedroom dwelling: 15m^2 with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m^2, which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.

PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	

PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers	DTS/DPF 7.2 None are applicable.

through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and	DTS/DPF 8.3 None are applicable.

cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases

Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6	DTS/DPF 12.6

Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.
Landscaping	
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.

Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones
<300 m^2	10 m^2	1.5m	1 small tree / 10 m^2
300-1500 m^2	7% site area	3m	1 medium tree / 30 m^2
>1500 m^2	7% site area	6m	1 large or medium tree / 60 m^2

	Tree size and site area definitions Small tree: 4-6m mature height and 2-4m canopy spread Medium tree: 6-12m mature height and 4-8m canopy spread Large tree: 12m mature height and >8m canopy spread Site area: The total area for development site, not average area per dwelling
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.
Car Parking	
PO 15.1	DTS/DPF 15.1

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

and access ways to mitigate noise and artificial light intrusion.	
Ancillary Development	
PO 19.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 19.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the** **Minimum**

	<table><tr><th>case of residential flat building or group dwelling(s), average site area) (m^2)</th><th>percentage of site</th></tr><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></table> (ii) the amount of existing soft landscaping prior to the development occurring.
PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 19.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling elevations facing public streets and common driveways	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features

make a positive contribution to the streetscape and the appearance of common driveway areas.	within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table:

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

	>200-450 | 20% >450 | 25% (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land

	(b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1	DTS/DPF 25.1

The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (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.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:

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

Group Dwellings, Residential Flat Buildings and Battle axe Development

Amenity	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table: **Number of bedrooms** — **Minimum internal floor area** Studio — 35m^2 1 bedroom — 50m^2 2 bedroom — 65m^2 3+ bedrooms — 80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.

PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1	DTS/DPF 34.1

Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or 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 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.

PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 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.
PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.

PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 406 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	
PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use

	of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area	DTS/DPF 43.1 None are applicable.

(d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m2: 24m2 located behind the building line. (b) Site area ≥ 301m2: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m^2, which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m

	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

Forestry

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are 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 appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the *National Parks and Wildlife Act 1972* and/or *Wilderness Protection Act 1992* to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the *National Parks and Wildlife Act 1972* and/or *Wilderness Protection Act 1992*.
Water Protection	

<table>
<tr><td>PO 2.1

Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.</td><td>DTS/DPF 2.1

None are applicable.</td></tr>
<tr><td>PO 2.2

Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.</td><td>DTS/DPF 2.2

Commercial forestry plantations:

(a) do not involve cultivation (excluding spot cultivation) in drainage lines
(b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer)
(c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).</td></tr>
<tr><td colspan="2">Fire Management</td></tr>
<tr><td>PO 3.1

Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.</td><td>DTS/DPF 3.1

Commercial forestry plantations provide:

(a) 7m or more wide external boundary firebreaks for plantations of 40ha or less
(b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha
(c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.</td></tr>
<tr><td>PO 3.2

Commercial forestry plantations incorporate appropriate fire management access tracks.</td><td>DTS/DPF 3.2

Commercial forestry plantation fire management access tracks:

(a) are incorporated within all firebreaks
(b) are 7m or more wide with a vertical clearance of 4m or more
(c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles
(d) partition the plantation into units of 40ha or less in area.</td></tr>
<tr><td colspan="2">Power-line Clearances</td></tr>
<tr><td>PO 4.1

Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</td><td>DTS/DPF 4.1

Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

<table>
<tr><td>Voltage of transmission line</td><td>Tower or Pole</td><td>Minimum horizontal clearance distance between plantings and transmission lines</td></tr>
<tr><td>500 kV</td><td>Tower</td><td>38m</td></tr>
</table>
</td></tr>
</table>

275 kV	Tower	25m
132 kV	Tower	30m
132 kV	Pole	20m
66 kV	Pole	20m
Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

Desired Outcome	
DO 1	Renewed residential environments replace older social housing and provide new social housing infrastructure and other housing options and tenures to enhance the residential amenity of the local area.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not

	exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.
Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries: (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.

Rear Boundary Setback	
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 7.1 Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street
PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3 None are applicable.
PO 8.4 Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	DTS/DPF 8.4 None are applicable.
PO 8.5 Entrances to multi-storey buildings are:	DTS/DPF 8.5 None are applicable.

<table>
<tr><td>(a) oriented towards the street
(b) visible and easily identifiable from the street
(c) designed to include a common mail box structure.</td><td></td></tr>
<tr><td colspan="2">Outlook and amenity</td></tr>
<tr><td>PO 9.1

Living rooms have an external outlook to provide a high standard of amenity for occupants.</td><td>DTS/DPF 9.1

A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</td></tr>
<tr><td>PO 9.2

Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</td><td>DTS/DPF 9.2

None are applicable.</td></tr>
<tr><td colspan="2">Private Open Space</td></tr>
<tr><td>PO 10.1

Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</td><td>DTS/DPF 10.1

Private open space is provided in accordance with the following table:

<table>
<tr><th>Dwelling Type</th><th>Dwelling / Site Configuration</th><th>Minimum Rate</th></tr>
<tr><td>Dwelling (at ground level)</td><td></td><td>Total area: 24m^2 located behind the building line

Minimum adjacent to a living room: 16m^2 with a minimum dimension 3m</td></tr>
<tr><td rowspan="4">Dwelling (above ground level)</td><td>Studio</td><td>4m^2 / minimum dimension 1.8m</td></tr>
<tr><td>One bedroom dwelling</td><td>8m^2 / minimum dimension 2.1m</td></tr>
<tr><td>Two bedroom dwelling</td><td>11m^2 / minimum dimension 2.4m</td></tr>
<tr><td>Three + bedroom dwelling</td><td>15 m^2 / minimum dimension 2.6m</td></tr>
</table>
</td></tr>
<tr><td>PO 10.2

Private open space positioned to provide convenient access from internal living areas.</td><td>DTS/DPF 10.2

At least 50% of the required area of private open space is accessible from a habitable room.</td></tr>
<tr><td>PO 10.3

Private open space is positioned and designed to:</td><td>DTS/DPF 10.3

None are applicable.</td></tr>
</table>

(a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	
Visual privacy	
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2) — Minimum percentage of site <150 — 10% <200 — 15% 200-450 — 20% >450 — 25% (b) at least 30% of land between the road boundary and the building line.

Water Sensitive Design	
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	DTS/DPF 13.1 None are applicable.
Car Parking	
PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1	DTS/DPF 15.1

Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	DTS/DPF 16.2 None are applicable.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 17.2 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 17.3	DTS/DPF 17.3

Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: 1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly 3. minimum car park length of 6m for an intermediate space located between two other parking spaces.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 17.6 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 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Storage	
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$

	(c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has

	been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 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	DTS/DPF 2.1 None are applicable.

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.	
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 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.	DTS/DPF 4.2 None are applicable.
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual	DTS/DPF 5.1 None are applicable.

impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	DTS/DPF 5.2 None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation,	DTS/DPF 6.3 None are applicable.

particularly for equipment shelters and huts.	
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.
PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applicable.
PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.
PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	DTS/DPF 8.5 None are applicable.
Renewable Energy Facilities (Solar Power)	
PO 9.1 Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high	DTS/DPF 9.1 None are applicable.

environmental, scenic or cultural value.

PO 9.2

Ground mounted solar power facilities allow for movement of wildlife by:

(a) incorporating wildlife corridors and habitat refuges

(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.

DTS/DPF 9.2

None are applicable.

PO 9.3

Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.

DTS/DPF 9.3

Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:

Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones[1]
50MW>	80ha+	30m	500m	2km
10MW<50MW	16ha-<80ha	25m	500m	1.5km
5MW<10MW	8ha to <16ha	20m	500m	1km
1MW<5MW	1.6ha to <8ha	15m	500m	500m
100kW<1MW	0.5ha<1.6ha	10m	500m	100m
<100kW	<0.5ha	5m	500m	25m

Notes:

1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.

PO 9.4

Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.

DTS/DPF 9.4

None are applicable.

Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.

poorly drained land to minimise environmental harm.	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
Temporary Facilities	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2	DTS/DPF 1.2

Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	DTS/DPF 3.2 None are applicable.

Interface between Land Uses

Assessment Provisions (AP)

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

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

<table>
<tr><th>Performance Outcome</th><th>Deemed-to-Satisfy Criteria / Designated Performance Feature</th></tr>
<tr><td colspan="2">General Land Use Compatibility</td></tr>
<tr><td>PO 1.1

Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</td><td>DTS/DPF 1.1

None are applicable.</td></tr>
<tr><td>PO 1.2

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

None are applicable.</td></tr>
<tr><td colspan="2">Hours of Operation</td></tr>
<tr><td>PO 2.1

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

(a) the nature of the development
(b) measures to mitigate off-site impacts
(c) the extent to which the development is desired in the zone
(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</td><td>DTS/DPF 2.1

Development operating within the following hours:

<table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday

8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday

8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or combination of the following:

(a) restaurant
(b) cellar door in the Productive Rural</td><td>7am to 9pm, Monday to Friday

8am to 5pm, Saturday and Sunday</td></tr></table></td></tr>
</table>

	Landscape Zone, Rural Zone or Rural Horticulture Zone	
Overshadowing		
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.		DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.		DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.		DTS/DPF 3.3 None are applicable.
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.		DTS/DPF 3.4 None are applicable.
Activities Generating Noise or Vibration		
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).		DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles,		DTS/DPF 4.2 None are applicable.

plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	
PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** / **Music noise level** Externally at the nearest existing or envisaged noise sensitive location / Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality	
PO 5.1	DTS/DPF 5.1

Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these	DTS/DPF 9.1 None are applicable.

activities.	
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	

PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971.*

Land Division

Assessment Provisions (AP)

Desired Outcome	
DO 1	Land division: (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the	DTS/DPF 2.1 None are applicable.

likelihood of future earthworks and retaining walls.	
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and	DTS/DPF 3.5 None are applicable.

cycling infrastructure, street tree planting, landscaping and street furniture.	
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.

PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4	DTS/DPF 8.4

Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2 Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.3 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome	
DO 1	Marinas and on-water structures are located and designed to minimise the impairment of commercial, recreational and navigational activities and adverse impacts on the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	

PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome	
DO 1	Pleasant, functional and accessible open space and recreation facilities are provided at State, regional, district, neighbourhood and local levels for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway corridors, and a range of other functions and at a range of sizes that reflect the purpose of that open space.

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

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

PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.

PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:	DTS/DPF 1.1 None are applicable.

(a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	
PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities: (a) that support the needs of local residents and workers, particularly in underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	DTS/DPF 1.2 None are applicable.

Resource Extraction

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2 None are applicable.
Water Quality	

PO 2.1 Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	DTS/DPF 2.1 None are applicable.
Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.
PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

Site Contamination

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or

	C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome	
DO 1	Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1	DTS/DPF 2.1

Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated	DTS/DPF 3.4 None are applicable.

with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	

Transport, Access and Parking

Assessment Provisions (AP)

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

Performance 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 crossovers to allotments for motorists, cyclists and pedestrians are	DTS/DPF 2.1 None are applicable.

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 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where	DTS/DPF 3.6 Driveways and access points:

on-street parking is appropriate).	(a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur

the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	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	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.

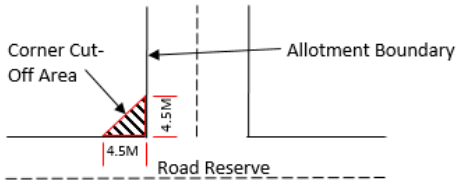
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.

Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement village	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.

	A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m^2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m^2 of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m^2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m^2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m^2 of gross leasable floor area 1 space per 100m^2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m^2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m^2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m^2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child

Library	4 spaces per 100m^2 of total floor area.
Community facility	10 spaces per 100m^2 of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Health Related Uses	
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m^2 of total floor area in a public bar plus 1 space for every 6m^2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m^2 of total floor area for a Fitness Centre 4.5 spaces per 100m^2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m^2 total floor area 1 spaces per 100m^2 of outdoor area used for fuel depot activity purposes.

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

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

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

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

Class of Development	**Car Parking Rate** **Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.**		**Designated Areas**
	Minimum number of spaces	**Maximum number of spaces**	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone

		3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m^2 of gross leasable floor area.	5 spaces per 100m^2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m^2 of gross leasable floor area.	6 spaces per 100m^2 of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone

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

Table 2 - Criteria:
The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

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

[NOTE(S): (1)Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

Table 3 - Off-Street Bicycle Parking Requirements

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

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

Schedule to Table 3

Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part

	of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	Metropolitan Adelaide

Waste Treatment and Management Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	

PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.

PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including	DTS/DPF 8.1 None are applicable.

lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome	
DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	DTS/DPF 1.4 None are applicable.

ATTACHMENT 1

Application Documents

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3 May 2021

Performance Assessment Pathway – 104 Tynte Street North Adelaide

Dear Sir/Madam

The change of use from dwelling to a classical music centre

1. Introduction

Town Planning Advisors has been engaged to prepare and lodge a development application which seeks the change of use from a dwelling to a classical music centre located at 104 Tynte Street North Adelaide. This report contains a description of the subject site, locality, nature of the proposed development and assessment against the relevant provisions of the Planning and Design Code – 25 March – Version 2021.4.

The owner of the property Julian Cochran is an acclaimed international composer, and the most highly performed Australian classical composer outside of Australia, and seeks to bring culture to South Australia, and particularly to North Adelaide, by giving the opportunities for both Australian and international pianists to perform in a remarkable early 18th Century Baroque setting, unique to Australia.

Julian Cochran was formally trained as a mathematician; however, at the age of fourteen, received a scholarship to Adelaide's Elder Conservatorium for advanced piano studies. Following this Cochran taught himself to play many instruments, some of them virtuosically, and this foundation of folk-music and melodic invention remained central to Cochran's compositional approach. Cochran's music is today performed all over the world, from Carnegie Hall to Amsterdam's Concertgebouw and St. Petersburg's Philharmonic Hall, and continues to inspire an increasing number of pianists.

The public's affection with Cochran is drawn from the remarkable inner logic interlaced throughout the music, an often present dance-like characteristic, and together its mysteriousness and refined opulence. The International Cochran Piano Competition, held bi-annually in Warsaw, Poland, is one of few piano competitions devoted entirely to the works of a single composer.

2. Subject Site

The subject site is located at 104 Tynte Street which is on the eastern side of O'Connell Street and is located in the City Living Zone North Adelaide Low Intensity Subzone. The site is located in close proximity to O'Connell Street and contains commercial land use adjoining to the east and west. Directly opposite the land to the south is a car park and to the north residential dwellings.

This house is a heritage place and the exterior frontage is an excellent example of an 1870s-1880s single fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, eaves brackets. The outline of this house is shown in Town Acre 865 on the 1880 Smith Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

The site was subject to a change of use from office to dwelling and the construction of a two storey addition associated with DA/173/2015 which was approved by the Council.

Upon entering the building, one is taken immediately to the Baroque period. The most prominent addition was a large chamber hall which has been constructed with the finest details and finishes repeating the techniques used in 1720 within classical music halls found throughout Europe, such as France, Italy and St. Petersburg.

Figure 1 (left): The full ceiling Baroque freso is presently being painted by a master in Italy and will be installed later during 2021.

Figure 2 (Below): Photos of hall located at 104 Tynte Street.

3. Locality

The immediate locality surrounding the subject site comprises a mixture in zoning, land use and built form, as illustrated in the aerial image below:

Figure 3: Aerial image showing immediate locality

- Land located to the northern and eastern side of the site is located within the City Living Zone and consists of a mixture of residential dwellings and commercial land uses;
- Land located to the south of the subject site is located within the City Main Street Zone, where the immediate adjacent site hosts a large car park; and
- Land adjoining the site to the west is located within the City Living Zone and to the western side of Lohrman Street are commercial tenancies that front O'Connell Street which are located in the City Main Street Zone.

4. Nature of Proposed Development

The application proposes a change of use from a residential dwelling to host a variety of different uses associated with classical music. The change of use will see changes to how the existing dwelling will be used. The lower level first room upon entering will be used as a reception area. The large open living area labelled as the 'Concert Hall' will be used for the proposed land uses which are described below and the remainder of the lower level will remain as existing.

The upper storey was approved to contain a bedroom, balcony sitting area and bathroom. The upper level bedroom will be used as a change room for musicians with the remainder of the floor area being used as existing. The external fabric of the building will remain as existing and will not subject to any change.

There will be a variety of different elements run out of the building, which are listed below:

Classical recitals (most prominent use) – Music recitals (short concerts) will comprise a variety of different musicians, though overwhelmingly most frequently piano solo recitals, only sometimes joined by another, always non-amplified, classical instrument such as the violin, who will perform for a maximum of 40 guests. The concerts schedule will vary throughout the year but there will typically be 2 to 3 recitals per week for the duration of 1 hour, at either 12:30pm – suiting public's lunch breaks – or 6:30pm.
One on one music lessons – These will be private one on one piano lessons which will occur 5 times a week at various times between 9am and 7:30pm.
Piano hire for practice – A piano will be made available for hire 2 times a week at varying times between 9am and 7:30pm.
Art presentations – Presentations of art, involving an educational talk, will be given to the public once per week at varying times between 9am and 7:30pm.
Classical music, or other subject of philosophy or culture, keynote speaking – A musician will provide an oral presentation to a maximum of 30 guests once per week for two hours between 9am and 5pm.
Fairy Tale Reading and similar events – Will be offered to children once a week for an hour between 9am and 5pm. The goal is to encourage the imagination of children as well as given them early exposure to such beautiful architecture that cannot otherwise be found without having travel to Europe.

The times and frequency of the above mentioned land uses reflect the use at its highest intensity however the public demand for the services offered will determine how often they occur.

5. Type of Development

The proposal is not listed as a "Deemed to Satisfy" or "Impact Assessed" development in the City Living Zone and therefore will be "Performance Assessed". The Planning and Design Code does not contain a specific set of criteria that the proposal should be assessed against so its merits will be determined against the relevant policies of the Zones and Sub Zones, Overlays and General Development Policies.

5.1 Public Notification

The application will be subject to notification as the proposal is considered to be an undefined land use and is not listed in Table 5 - Procedural Matters (PM) – Notification of the City Living Zone.

6. Planning Assessment

6.1 Land Use

City Living Zone Policies

DO 1

PO 1.1, 1.3, 1.4

It is apparent that the site is located close to the junction of the City Main Street Zone (to the west and south) and the City Living Zone to the north and east. In this regard the site is influenced by longstanding non-residential uses, particularly those located either side. Tynte Street to the east of the subject site hosts the following no-residential land uses which are located in the same zone as the subject site:

- **Amarin Thai** (now closed however contains existing use rights) – 108 Tynte Street
- **Atomix** – 102 Tynte Street

- **Adelaide Swords Club –** 62 to 80 Tynte Street
- **Perrymans Bakery** – 54 Tynte Street
- **Tynte Street Butcher –** 48 Tynte Street
- **Ceffeteca –** 53 Tynte Street
- **Accept Disability Care –** 46 Tynte Street

Clearly, the site is at the "perimeter" of the City Main Street Zone and has a character which is "very different from its residential integrity elsewhere". Accordingly, a somewhat "hybrid" consideration of the proposed use can be applied.

In the first instance, the proposed retention of the dwelling and creation of the proposed use will preserve the "existing development pattern and built form" currently present within the locality.

I also note that while not located in the City Main Street Zone the proposed on the site is consistent with the City Main Street policy outcomes where DO 1 anticipates:

> *"A mixed use zone providing important shopping, hospitality, commercial, community, cultural and entertainment facilities"*

Further, the proposal is not at odds with DO 1 of the City Living Zone which envisages:

> *"Small scale employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity"*

PO 1.1 of the City Living Zone anticipates:

> "Diverse housing and accommodation complemented by a range of compatible non-residential uses supporting an active and convenient neighbourhood."

PO 1.4 of the City Living Zone anticipates:

> *(a) home-based business activities*
> *(b) the reuse and adaption of existing commercial premises*
> *(c) new businesses along street frontages with an established mixed use character, particularly the following:*
>
> *(i) within the Medium-High Intensity Subzone and fronting:*
>
> *A. Gilles Street / Gilbert Street*
> *B. Sturt Street*
> *C. Carrington Street (west of Hurtle Square)*
> *D. Archer Street*
> *E. Ward Street*
> *F. Tynte Street (west of Bevis Street)*

The proposed development creates a non-residential use on the subject land consistent with adjoining properties to the east (offices) and west (existing use rights as a restaurant). In my opinion, it is reasonable to conclude that the proposed use will cater for the local community, noting also that the site is not located on an arterial road (which would likely engender a broader catchment).

Accordingly, it is apparent that the proposed land use is not at odds with the assessment provisions for the City Living Zone and complementary to the general land use outcomes envisaged within the City Main Street Zone which is located in close proximity to the site.

6.2 Car Parking

Car Parking – General Development Policies

DO 1

PO 5.1

The site will continue to be supplied with 2 on site car parks located to the rear in the enclosed double garage. The intention of the land use is to attract local residents where the anticipated visitors to the site will travel by foot. In the event that visitors travel to the site by vehicle, there a substantial amount of on-street car parks located along Tynte Street and further a public car park located directly opposite the site which is capable of accommodating in excess of 60 parking spaces.

The proposal is consistent with PO 5.1 of the Car Parking General Development Policies:

> *Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:*
>
> *(a) Availability of on-street car parking*
> *(b) Shared use of other parking areas*
> *(c) In relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared*
> *(d) The adaptive reuse of a State or Local Heritage Place.*

The land use is not intended to attract a large amount of visitors to the site as recitals will only occur 2 to 3 times a week and can only host a maximum of 40 people. The remainder of the uses which include one on one music lessons, keynote speaking, fairy tales reading, and the classical music school will attract limited numbers of visitors as described in the Proposed Development Section of this report.

6.3 Interface Between Land Uses

Interface Between Land Uses – General Development Policies

DO 1

PO 1.2, 2.1, 4.6

Visual Change

No substantive visual change will arise and the site will remain constant in appearance as viewed from adjacent land.

Hours of operation

The proposed land use will maintain hours consistent if not lesser than the City Man Street Zone and will not alter current amenity levels for adjoining residential land. The latest events will occur at 6:30pm and finish at 7:30pm.

Noise and other impacts

The instruments used during the recitals and music related activities that will occur from the site will not be amplified. The building will be sealed during the activities with the rear garage door to remain closed along with all other internal and external doors to eliminate the spill of noise.

Further, the events proposed throughout the week involving the use of instruments will only contain 1 hour durations. The facility will not be operated as an “open for extended periods of time” land use, but rather the activities will occur sporadically as shown in the table below.

Use	Times per week	Duration (Hours)
Classical Recitals	2-3	1
One on One Music Lessons	5	1
Piano Hire For Practice	2	1
Presentation and Keynote Speaking relating to Classical Music / Culture / Art	2	1
Fairy Tale Reading & similar cultural events for children	1	1

In total, the site will be operating for a maximum of 13 hours a week during its busiest periods with anticipation that during non-peak periods the hours of use will be between 5-8 hours. This emphasises the low intensity nature of the land use that should not be interpreted as a full time music school or concert hall.

Accordingly, it is anticipated that the change of use will not generate impacts that affect the amenity of residential properties within the locality. Given the sympathetic nature of the proposed use (in terms of functions/services, noise and hours of operation) I am of the opinion that the use and enjoyment of adjoining land uses will be preserved.

7 Summary and Conclusion

The proposal provides a land use that will associate well into the locality where low intensity commercial land uses are anticipated amongst residential dwellings. The application satisfies the majority of performance outcomes of the City Living Zone and displays substantial merit with respect to:

- The characteristics of the locality support the proposal;
- The scale of the proposed use is consistent with what would be expected to serve the community;
- The proposal maintains the pattern of development in the locality;
- The character of the locality preserved in terms of visual appearance;
- The development avoids impacts on adjoining residential land (i.e. the use and enjoyment of adjoining land will be unaffected);
- The provision of the land use to the local community is unique and desirable; and
- The car parking demand associated with the proposed use will be comfortably satiated by available off site car parking provided in the locality.

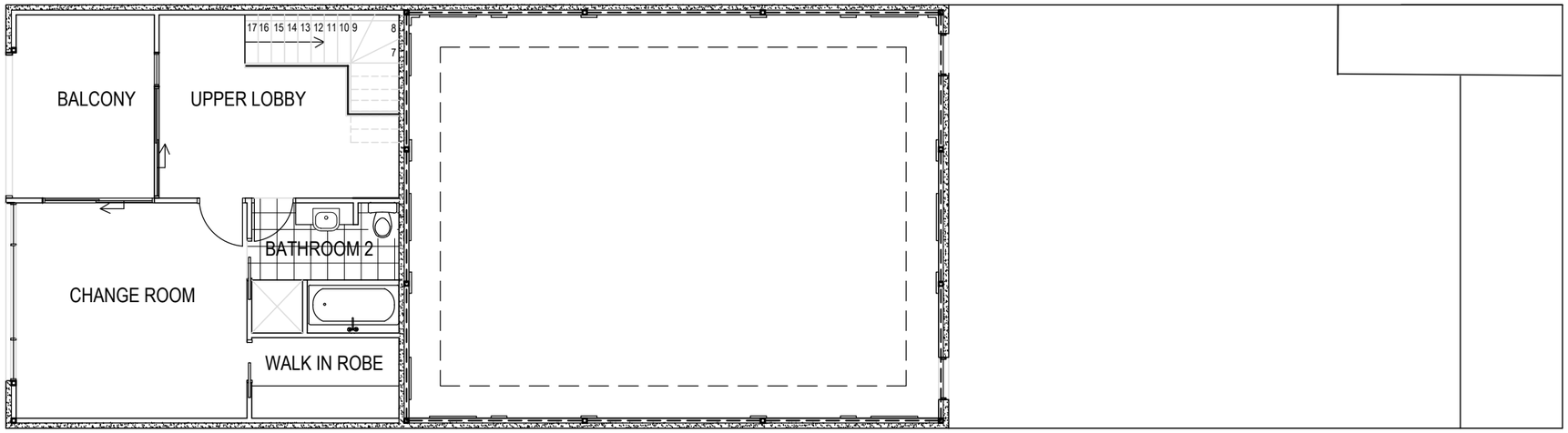
Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code.

We are of the opinion that planning consent is warranted.

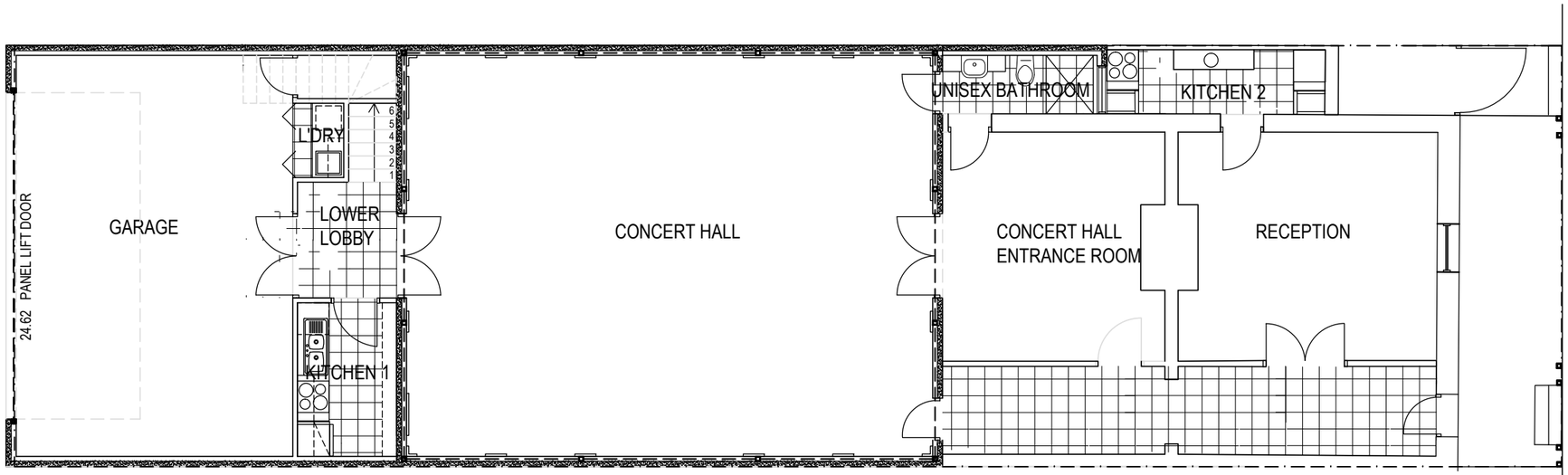
Yours faithfully

Bill Stefanopoulos, MPIA
BA Planning, Grad Dip Environmental Planning

TOWN PLANNING ADVISORS



FIRST FLOOR PLAN
SCALE 1:100 @A3



GROUND FLOOR PLAN
SCALE 1:100 @A3

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 2 OF 23

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104 Tynte Street North Adelaide

Environmental Noise Assessment

A210413RP1 Revision C

Thursday, 9 December 2021

Resonate

Document Information

Project	104 Tynte Street North Adelaide
Client	Diamanti Designs
Report title	Environmental Noise Assessment
Project Number	A210413

Revision Table

Report revision	Date	Description	Author	Reviewer
0	21/07/2021	First Issue	Darren Jurevicius / Lachlan Newitt	Darren Jurevicius
A	20/09/2021	Response to Peer Review	Darren Jurevicius / Lachlan Newitt	Darren Jurevicius
B	16/11/2021	Response to Peer Review	Darren Jurevicius / Lachlan Newitt	Darren Jurevicius
C	09/12/2021	Response to Peer Review	Darren Jurevicius / Lachlan Newitt	Darren Jurevicius

Glossary

A-weighting	A spectrum adaption that is applied to measured noise levels to represent human hearing. A-weighted levels are used as human hearing does not respond equally at all frequencies.
Characteristic	Associated with a noise source, means a tonal, impulsive, low frequency or modulating characteristic of the noise that is determined in accordance with the Guidelines for the use of the Environment Protection (Noise) Policy (Noise EPP) to be fundamental to the nature and impact of the noise.
Continuous noise level	A-weighted noise level of a continuous steady sound that, for the period over which the measurement is taken using fast time weighting, has the same mean square sound pressure as the noise level which varies over time when measured in relation to a noise source and noise-affected premises in accordance with the Noise EPP
Day	Between 7 am and 10 pm as defined in the Noise EPP
dB	Decibel—a unit of measurement used to express sound level. It is based on a logarithmic scale which means a sound that is 3 dB higher has twice as much energy. We typically perceive a 10 dB increase in sound as a doubling of loudness.
dB(A)	Units of the A-weighted sound level.
Frequency (Hz)	The number of times a vibrating object oscillates (moves back and forth) in one second. Fast movements produce high frequency sound (high pitch/tone), but slow movements mean the frequency (pitch/tone) is low. 1 Hz is equal to 1 cycle per second.
Indicative noise level	Indicative noise level determined under clause 5 of the Noise EPP.
L_{90}	Noise level exceeded for 90 % of the measurement time. The L_{90} level is commonly referred to as the background noise level.
L_{eq}	Equivalent Noise Level—Energy averaged noise level over the measurement time.
L_{max}	The maximum instantaneous noise level.
Night	Between 10.00 p.m. on one day and 7.00 a.m. on the following day as defined in the Noise EPP
Noise source	Premises or a place at which an activity is undertaken, or a machine or device is operated, resulting in the emission of noise
Quiet locality	A locality is a quiet locality if the Planning & Design Code provisions that make land use rules for the locality principally promote land uses that all fall within either or both of the following land use categories: (a) Residential; (b) Rural Living;

Table of Contents

1 Introduction

This report outlines the environmental noise assessment for the proposed classical music centre at 104 Tynte Street, North Adelaide. The development involves change of use from a dwelling to a classical music centre, and will be primarily used for the performance of un-amplified music, namely piano.

The closest noise affected receptors are located adjacent the development at 102 and 108 Tynte Street. Noise affected receptors are also located to the north of the development along George Street.

The potential noise emissions from the development have been assessed against the requirements of the Planning and Design Code.

2 Proposed development

2.1 Location

The development, noise logging location and surrounding noise sensitive receptors are visualised in Figure 1. The receiver at 102 Tynte Street is normally occupied during business hours (9:00 – 17:00), with receivers at 94, 110, 110A and 108 Tynte Street and along George St being noise sensitive during both day and night time assessment periods.

Figure 1: Location of development

The newly built piano performance space overlooks the adjacent noise sensitive receivers at 102 and 108 Tynte Street. The residential receivers to the north of the development at 13A – 19A George Street are also two stories and the noise impact at these receivers should be considered for both the ground and first floors.

2.2 Operation

The development is not expected to operate after 10 pm on any given day. Resonate understands that the space will be used for the performance and teaching of non-amplified instruments, primarily piano. Performances by string quartet or piano alongside wind instruments may also occur on rare occasions, however noise levels from these activities are not expected to be significantly louder than that of the piano as assessed. Percussion instruments and instruments like double bass will never be used in the performance space.

2.3 As-built construction

The classical music centre has been constructed using the building elements outlined in Table 1. As-built drawings are also provided in Appendix A.

Table 1 As-built construction

Building Element	Construction
Ceiling/roof	• Profile sheet metal roofing • 90 mm timber stud frame • 50 mm thick sisalation blanket • Discontinuous construction between roof and ceiling structure (Rondo suspended ceiling system) • 800 mm cavity with R 6.0 insulation to ceiling • Ceiling layer, 10mm flat plasterboard
External walls	• 75 mm thick Hebel • 90 mm timber stud frame with R 4.0 insulation in cavity to external walls • 13 mm fire rated plasterboard direct to studs
Windows	• Solid steel fire rated frame • 13mm Pilkington Pyrodur fire rated glass

3 Planning & Design Code

3.1 Zoning

The subject site and receptors on adjacent land are located within the Adelaide City Council in a City Living zone. The relevant Desired Outcome is outlined in Table 2.

Table 2 Relevant Desired Outcome—City Living zone

Desired Outcome	
DO1	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.

3.2 Interface between land uses

Interface between Land Uses is a General Development Policy that is relevant to the subject site. The relevant Assessment Provisions relating to noise are outlined in Table 3.

Table 3 Relevant Assessment Provisions—Activities generating noise or vibration

<table>
<tr><th colspan="2">Relevant Assessment Provisions</th></tr>
<tr><th colspan="2">Desired Outcome</th></tr>
<tr><td>DO1</td><td>Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.</td></tr>
<tr><th>Performance Outcome</th><th>Deemed-to-Satisfy Criteria / Designated Performance Feature</th></tr>
<tr><td>PO 4.1
Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</td><td>DTS/DPF 4.1
Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</td></tr>
<tr><td>PO 4.6
Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers</td><td>DTS/DPF 4.6
Development incorporating music includes noise attenuation measures that will achieve the following noise levels:
<table>
<tr><th>Assessment location</th><th>Music noise level</th></tr>
<tr><td>Externally at the nearest existing or envisaged noise sensitive location</td><td>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)</td></tr>
</table>
</td></tr>
</table>

4 Noise criteria

4.1 Music noise

4.1.1 EPA criteria

Music noise emissions are typically assessed under the Environment Protection Authority (EPA) Guideline *Music noise from indoor venues and the South Australian Planning System* (2015). This guideline has been developed by the South Australian EPA to assist the assessment of music noise emissions for development applications.

For new music venues, if the development is for a venue at which music is the prime source of entertainment, such as a night club, or is such that music noise is likely to be audible outside the venue, the venue should be designed to achieve the following music noise ($L_{A10,15}$) criteria externally at the nearest existing or envisaged noise sensitive location:

- less than 8 dB above the background noise level ($L_{90,15}$) in any octave band.

The basis of criteria is consistent with DTS/DPF 4.6 of the Planning & Design Code, Interface between Land Uses.

The guideline notes that '…this is a design criterion is for use by an acoustic engineer, and is not intended to be used as a condition of development approval as it is difficult to measure and enforce.'

4.1.2 Background noise and resultant criteria

The background noise level should be the lowest background noise level measured over a 15- minute period during the time of day when the proposed development will operate. Background noise monitoring was undertaken at 104 Tynte Street, North Adelaide from Thursday, 8 July to Thursday, 15 July 2021.

The lowest overall background noise level is 46 dB(A). The lowest background spectral levels are presented in Table 4.

Table 4 Lowest measured background noise level—Day (0700-2200)

Noise level, dB(Lin) L_{90}						
Octave band centre frequency, Hz						
63	**125**	**250**	**500**	**1000**	**2000**	**4000**
44	48	44	42	41	37	28

Based on the measured background noise levels, the L_{10} music noise criteria as outlined in Table 5 are applicable.

Table 5 Applicable music noise criteria

Time Period	Noise level, dB(Lin) L_{10}						
	Octave band centre frequency, Hz						
	63	**125**	**250**	**500**	**1000**	**2000**	**4000**
All days, closing by 10pm	52	56	52	50	49	45	36

5 Noise monitoring

5.1 Details

Background noise monitoring at 104 Tynte St was undertaken from 8 to 15 July 2021 to establish the music noise criteria presented in Section 4. The sound level meter was located in Lohrman Street behind the development to provide shielding from road noise from Tynte and O'Connell Street. Care was taken to avoid any effect on the measurement of extraneous noise, acoustic vibration or electrical interference.

5.2 Instrumentation

The noise measurements were taken with a calibrated Rion NL-52 (SN: 820995) sound level meter, which is a Type 1 instrument suitable for field and laboratory use. The sound level meter was calibrated both before and after the measurements using a Type 1 Brüel & Kjær 4231 (SN: 2385016) sound level calibrator, and the calibration was found to have not drifted. Both the sound level meter and calibrator carry current calibration certificates from a NATA accredited laboratory. Copies of the calibration certificates are available on request.

5.3 Results

The results of the noise monitoring are briefly summarised in Table 6. Daily plots of the measured noise levels are provided in Appendix B. The continuous noise levels visible on the daily plots highlight the presence of a consistent background noise character in the area. Noise sources which contribute to this existing background noise character are road noise from the neighbouring Tynte and O'Connell Streets and patron noise from licensed venues in the vicinity of the development.

Table 6 Noise monitoring summary - NL1

Summary Period	Measurement Duration	Mean of the measured noise levels, dB(A)		Maximum measured noise level, dB(A)
		L_{eq}	L_{90}	L_{Fmax}
Day (0700-2200)	8/7/2021 – 15/7/2021	56	49	88
Night (2200-0700)	8/7/2021 – 15/7/2021	50	43	85

6 Assessment

6.1 Methodology

To assess the noise breakout from the performance space at 104 Tynte Street, simultaneous measurements of the internal and external noise levels during piano playing were performed on 15 July 2021. Noise levels were measured during an indicative worst case scenario, with the piano being played as loudly as possible for a continuous period. Noise measurements of the ambient noise level and during typical piano playing were also completed.

It was not practical to measure the transmission path of noise through the upper half of the western and eastern facades, including windows, due to restricted access on site, as these features overlook the neighbouring noise sensitive receivers.

The noise measurements were taken with two calibrated Brüel & Kjær 2250 (SN: 3001240, 3001247) sound level meters, which is a Type 1 instrument suitable for field and laboratory use. The sound level meters were calibrated both before and after the measurements using a Type 1 Brüel & Kjær 4231 (SN: 2385016) sound level calibrator, and the calibration was found to have not drifted. Both the sound level meter and calibrator carry current calibration certificates from a NATA accredited laboratory. Copies of the calibration certificates are available on request.

6.2 Results

A summary of the attended noise measurements during piano playing is provided in Table 7. Due to intermittent rainfall during the measurement period, it was not possible to measure the external noise level continuously. External attended measurements were taken when noise from extraneous sources, such as aircraft flyovers, rain noise and road noise could be reasonably avoided.

As a result, measurements of selected internal noise activity are presented below.

Table 7 Attended noise measurement summary

Measurement Activity	Measured noise levels, dB(A)					
	Internal		External - Front Door		External - Lohrman St	
	L_{eq}	L_{10}	L_{eq}	L_{10}	L_{eq}	L_{10}
Ambient noise level	46	49	59	61	56	58
Typical playing	82	82	59	63	56	59
Loud playing	92	93	61	63	56	59

The results show a minimal impact of piano noise on the noise level experienced directly adjacent the southern and northern facades of 104 Tynte Street. Observations during the attended measurements note that the noise experience at the external locations was dominated by extraneous noise from road traffic on Tynte Street and O'Connell Street, bird chirping and aircraft flyovers. Noise from these extraneous sources was removed from measurements where practicable.

It should be noted that whilst piano noise was audible at a distance of 1 metre from the front door, the noise emission from the development did not have a significant impact on the noise character in the area and was barely audible above the background noise level. We note that the door is warped and there is a clear air gap underneath the door. Replacement with a door system that provides improved sealing with the door frame should be considered to reduce the audibility of piano noise in the vicinity of the front entrance area.

The ambient noise level at the external attended location was consistent with the average ambient noise level measured during the unattended monitoring period. As noise from piano playing was not audible near to the development in Lohrman street, measurements to assess compliance were not undertaken closer to the noise sensitive receivers at 13A – 19A George Street.

The external noise measurements were influenced by extraneous noise sources, as the piano source was typically not audible. As such, it is not possible to directly compare the measured L_{10} noise levels to the music noise criteria derived in Section 4.

7 Noise modelling

Given the influence of extraneous noise on the external attended measurements and difficulty to measure at second story receivers, modelling of noise emissions from the site have been completed to assess compliance with the relevant criteria.

7.1 Methodology

Noise emissions from site have been modelled in SoundPLAN Environmental Software v8.2 program, using ISO-9613-2:1996 standard for noise propagation. The model takes into consideration:

- geometrical divergence
- screening from buildings, topography and the like
- atmospheric absorption
- ground effect
- reflection from surfaces
- downwind propagation or, equivalently, propagation under a well-developed moderate ground-based temperature inversion, such as that commonly occurring at night.

Noise levels have been predicted at the nearest noise sensitive locations surrounding the development for an indicative worst-case scenario of continuous 'loud' piano playing as noted in Table 8 based on the L_{10} measurements detailed in Section 6.2.

Facade constructions considered in the model are as built, and are summarised in Table 1.

Table 8 Internal reverberant sound pressure level (L_{10}), loud playing

Internal reverberant sound pressure level, L_{10} dB(Lin)							Total, dB(A)
Octave band centre frequency, Hz							
63	125	250	500	1000	2000	4000	
74	88	93	93	89	83	70	94

7.2 Predicted noise levels

A summary of the predicted noise levels for loud piano playing at the nearby noise sensitive receptors are presented in Table 9 below.

Table 9 Predicted noise levels, loud playing

	Predicted music noise level, L_{10} dB(Lin)						
	Octave band centre frequency, Hz						
	63	125	250	500	1000	2000	4000
Loud Piano							
Criteria	**52**	**56**	**52**	**50**	**49**	**45**	**36**
94 Tynte Street	44	42	40	35	32	25	2
102 Tynte St	40	37	30	22	18	8	6
108 Tynte St	43	42	38	32	28	20	20

	Predicted music noise level, L_{10} dB(Lin)						
	Octave band centre frequency, Hz						
110 Tynte Street	41	39	37	33	30	23	0
110A Tynte Street	41	38	36	33	30	23	-1
15 George St	41	38	35	31	28	21	20
17 George St	41	38	33	26	23	13	10
19 George St	40	37	32	24	22	11	8

From the results above, it is predicted that the noise emissions from the development during worst-case loud piano playing will comfortably comply with the derived music noise criteria at nearby noise sensitive receivers.

7.3 Potential additional instruments

The owner has advised Resonate that Percussion will never be used. The hall is only intended for piano recitals, and sometimes (rarely) with one other instrument such as the violin or a woodwind. Amplification will never be used.

Given that additional instruments may accompany the piano on rare occasions, a violin and trumpet has also been assessed for a worst-case scenario. Commentary on the potential noise impact of these instruments is provided below.

Ruggiero et al. 2016[1] acoustically characterised a range of orchestral instruments through measurement in the concert hall of a public school. For the purpose of this report, their findings are summarised in Table 10.

Table 10 Summary of Ruggiero et al. 2016 measurements

Instrument	Bounding frequency of dominant acoustic energy (Hz)		Measured L_{Zeq} (at 1 metre) dB(Lin)
	Lower	Upper	
Typical piano	100	1000	97
Trumpet	250	2500	103
Violin	250	3150	100

In relation to the tabulated noise levels, the following is noted:

- The source characterisation measurements are not directly comparable with the internal noise levels presented in Section 6 due to the different metrics used.
- Both trumpet and violin are louder than the typical piano playing measured by Ruggiero et al. 2016. Note that it was assumed that playing a C Major scale was like 'typical' piano playing in this case. Resonate measurements undertaken in the subject hall indicated that 'loud' piano playing was 10 dB higher than that for typical piano playing. Therefore, it may be assumed that the Resonate measured level is likely to be ~10 dB greater than the typical piano source level presented in Table 10.
- The other instruments produce acoustic energy at a higher frequency than a piano. Note that the as-built facade constructions in Table 1 provide improved sound attenuation as the frequency of sound increases,

[1] Ruggiero A, De Simone, M C, Russo, D and Guida, D 2016, '*Sound pressure measurement of orchestral instruments in the concern hall of a public school*', International Journal of Circuits, Systems and Signal Processing, vol. 10, pp. 76-81.

and as such, noise emissions are likely to be limited by lower frequency sound, which is controlled by the piano in this case.

On this basis, the overall noise level in the hall from the performance of a loud piano, with the addition of both a trumpet and violin playing simultaneously, is predicted to be increased by 2 to 3 dB.

With reference to Table 9, the highest predicted noise level is at 94 Tynte Street. The difference between this predicted noise level and the criteria is presented in Table 11 for context. The red highlighted text indicates the relevant octave band frequencies for a trumpet and violin.

Table 11 Predicted noise level vs criteria difference, loud piano playing

	Predicted music noise level, L_{10} dB(Lin)							
	Octave band centre frequency, Hz							
	63	**125**	**250**	**500**	**1000**	**2000**	**4000**	**Overall**
Criteria	**52**	**56**	**52**	**50**	**49**	**45**	**36**	**59**
94 Tynte Street	44	42	40	35	32	25	2	47
Difference	*8*	*14*	*12*	*15*	*17*	*20*	*34*	*12*

Given the variability of spectral content for each instrument over the course of a musical item, we have not adjusted each octave band in this instance to calculate an overall noise level increase. Nevertheless, we have elected to demonstrate the significant headroom available in each octave band, and overall level, to accommodate the predicted 2 to 3 dB increase in overall noise level. For additional context, the headroom is approximately equivalent to ten loud pianos playing simultaneously.

On this basis, it is concluded that on the rare occasion that other instruments (such as a trumpet or violin) may play simultaneously with a piano, the proposal is predicted to operate within the requirements of the Planning and Design Code.

8 Conclusion

An environmental noise impact assessment has been undertaken for the proposed classical music centre at 104 Tynte Street, North Adelaide.

This assessment has demonstrated that based on measurements, predictions and observations of a worst-case loud piano playing scenario, the noise emissions from the operation of the proposed development will be able to comfortably comply with the relevant environmental noise criteria. Furthermore, it has been demonstrated that on the rare occasion that other instruments (such as a trumpet or violin) may play simultaneously with the piano, the proposal will be able to comply with the adopted assessment criteria.

On this basis, it is concluded that the proposed classical music centre at 104 Tynte Street, North Adelaide will be able to operate within the relevant noise provisions of the Planning and Design Code.

Appendix A – As-built drawings

CONSTRUCTION DRAWINGS

DRAWING SCHEDULE

	GENERAL
WD01	SITE PLAN & DEMOLITION PLAN
WD02	GROUND FLOOR PLAN
WD03	FIRST FLOOR PLAN
WD04	NORTH & SOUTH ELEVATION & ROOF PLAN
WD05	EAST & WEST ELEVATION
WD06	SECTION AA
WD07	SECTION BB
WD08	SECTION CC & SLAB PLAN
WD09	SECTION DD, SECTION THROUGH STAIRS
WD10	PLAN DETAILS
WD11	PLAN DETAILS
WD12	REFLECTED CEILING PLANS
WD13	LIGHTING & ELECTRICAL PLANS
WD14	INTERNAL HALL ELEVATION 1
WD15	INTERNAL HALL ELEVATION 2
WD16	WINDOW AND DOOR DETAILS
WD17	WINDOW AND DOOR DETAILS
WD18	FLOOR FRAMING
WD19	WINDOW AND DOOR SCHEDULE

CLIENT:
JULIAN COCHRAN
PROPOSED:
EXTENSION
SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE
DATE: 22/10/2015
DRAWN: PR
SHEET: SUPP. OF 19

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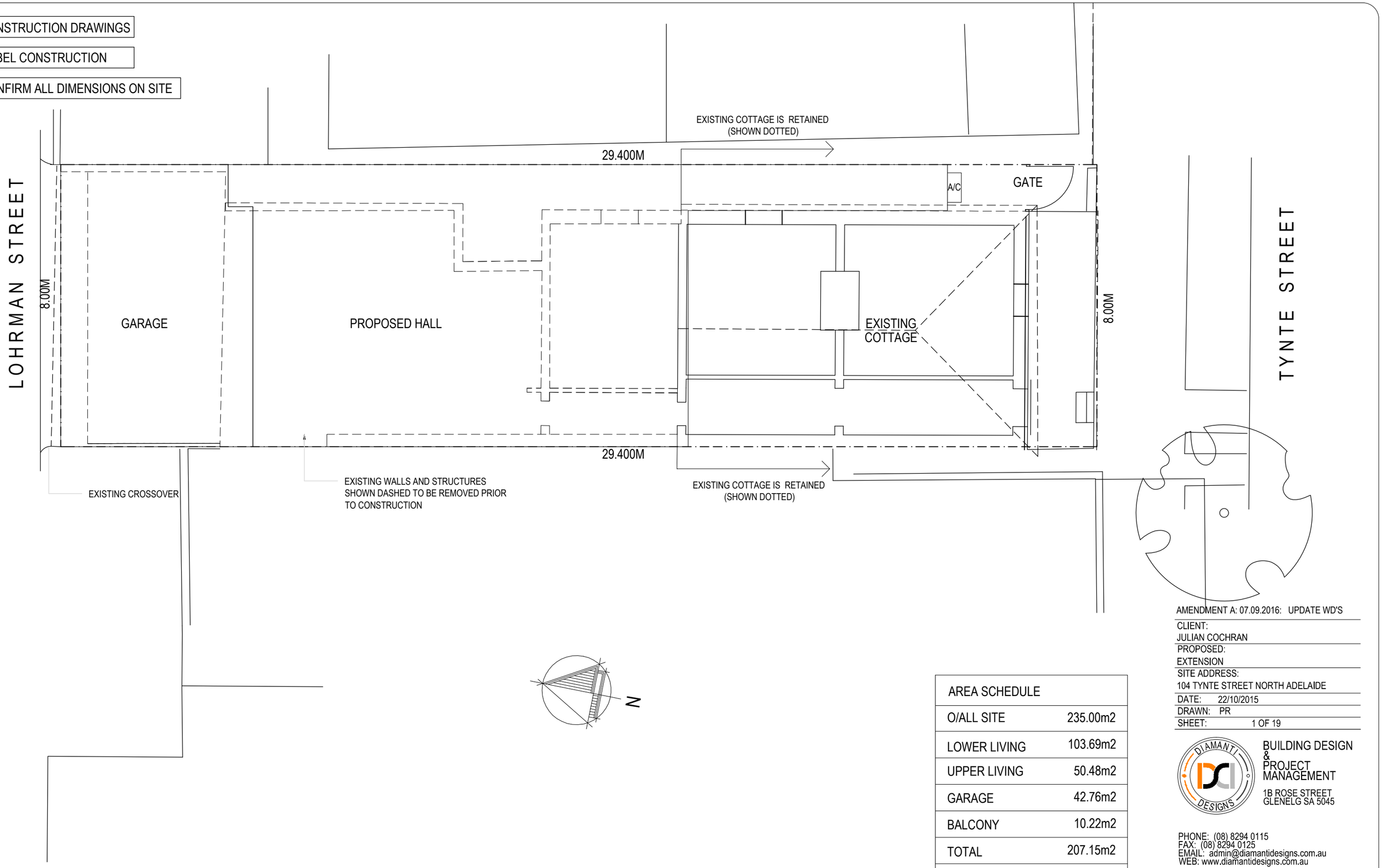
FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSION ANS LEVELS BEFORE COMMENCING ANY BUILDING WORK. ANY DISCREPANCY TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.

CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



AREA SCHEDULE	
O/ALL SITE	235.00m2
LOWER LIVING	103.69m2
UPPER LIVING	50.48m2
GARAGE	42.76m2
BALCONY	10.22m2
TOTAL	207.15m2
EXISTING LIVING	79.00m2
O/ALL TOTAL	286.15m2

DEMOLITION AND SITE PLAN
SCALE 1:100 @A3

ALL BOUNDARIES TO BE SURVEYED AND PEGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 1 OF 19

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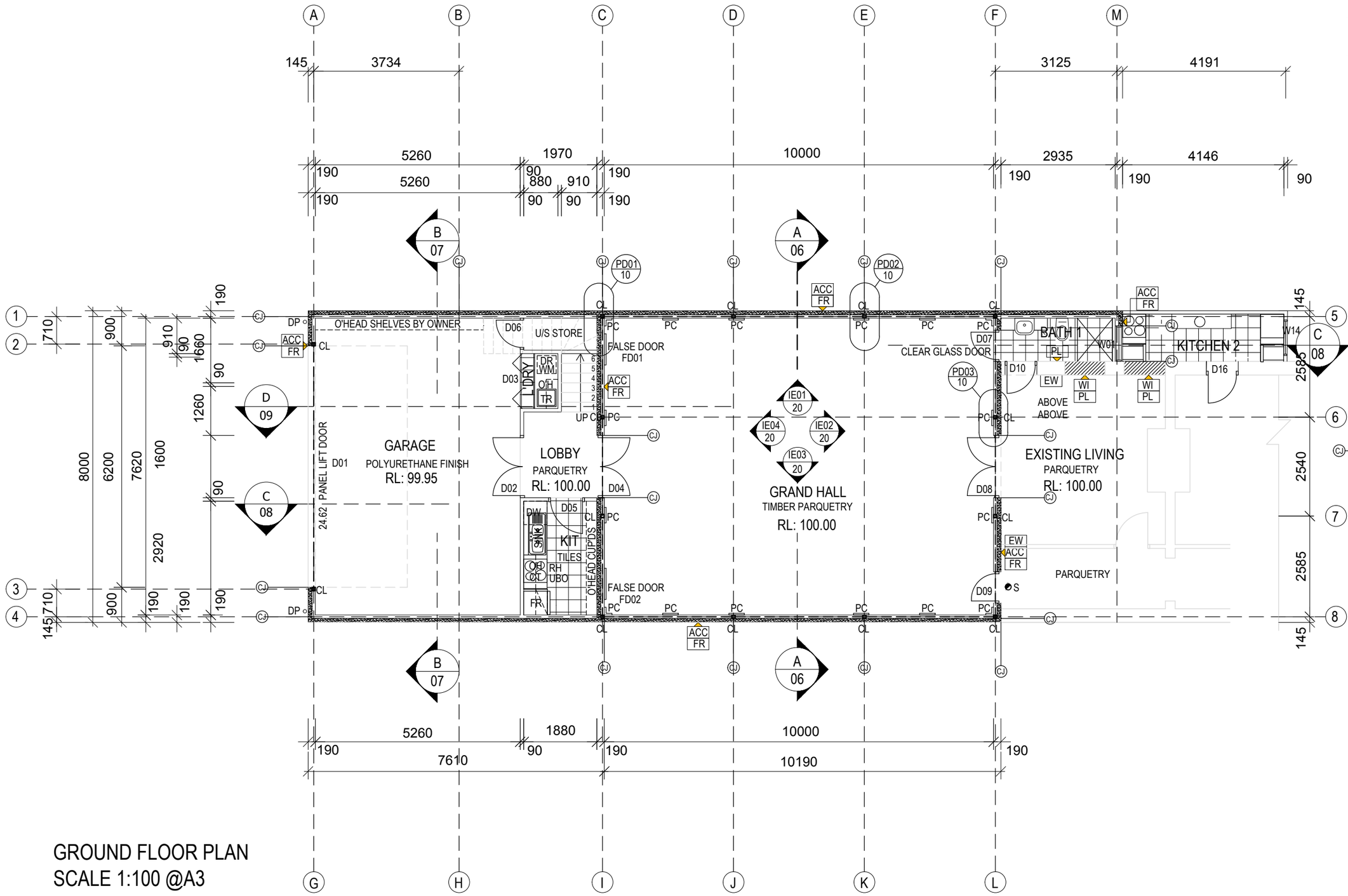
CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



GROUND FLOOR PLAN
SCALE 1:100 @A3

PLAN LEGEND	
	General
DP	Downpipe refer to schedule of finishes
WI	Wall infill- finish to match existing wall
FR	Fire rated wall
FL	Flashing
FSH	Fire sprinkler head
EW	Existing stone wall
	FINISHES
DR	Grate drain to schedule
PC	Plasterboard decorative column refer to schedule of finishes
PL	Plasterboard (on furring channels to existing wall)
AP	2 sheets of fyrecheck
FC	Fibre cement sheeting refer to schedule of finishes
GS	Glass screen
HR	Timber handrail to schedule
RH	Kitchen rangehood vent - refer to finishes schedule
	STRUCTURAL
ACC	Hebel panel on furring channels to MGP10 stud wall with 1 layer fyrecheck
HP	Hebel panel
CL	Column to engineers detail

CJ — CONTROL JOINT IN POWER PANEL

7 AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015
DRAWN: PR
SHEET: 2 OF 19

BUILDING DESIGN & PROJECT MANAGEMENT
1B ROSE STREET
GLENELG SA 5045

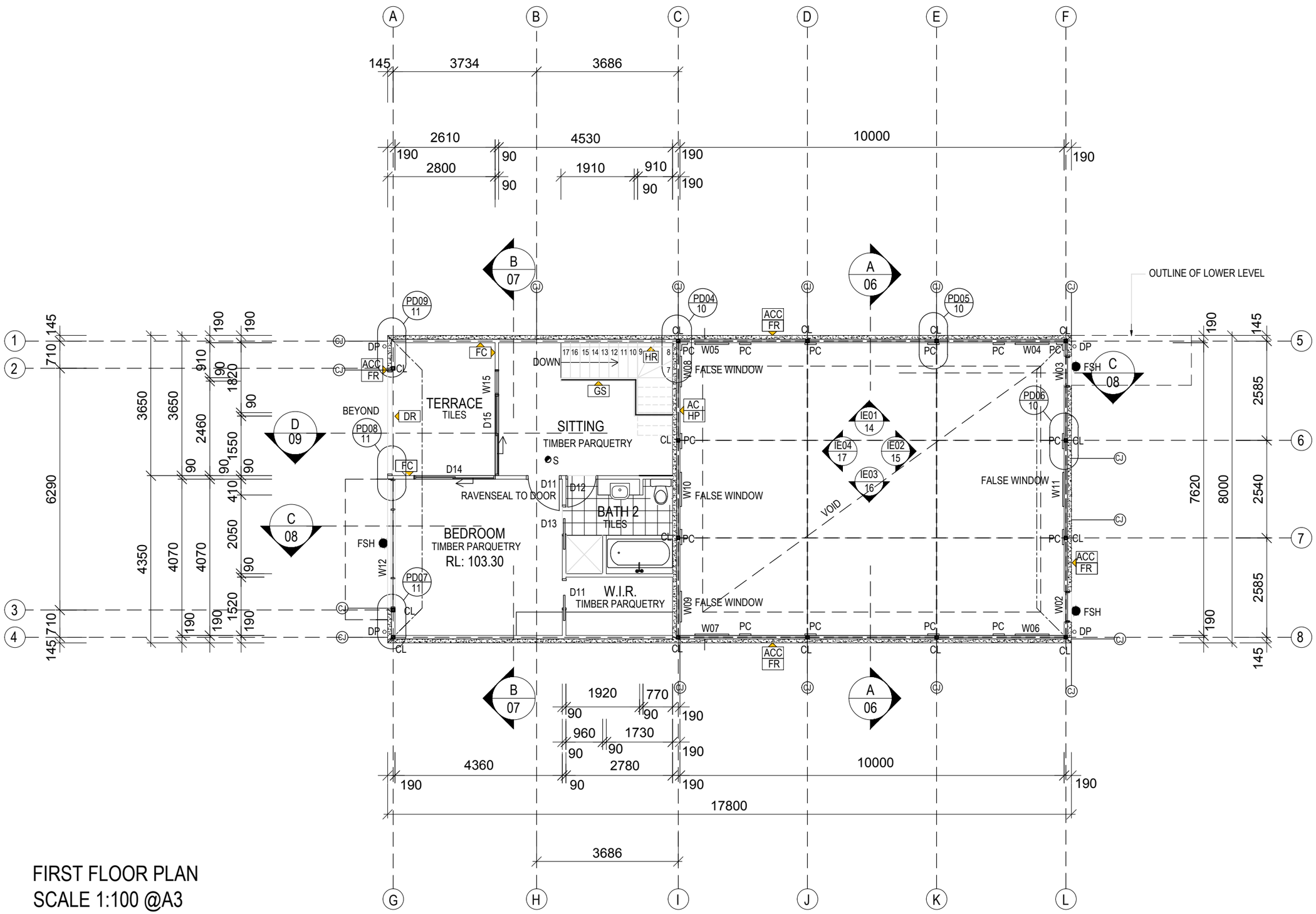
PHONE: (08) 8294 0115
FAX: (08) 8294 0125
EMAIL: admin@diamantidesigns.com.au
WEB: www.diamantidesigns.com.au

FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSION ANS LEVELS BEFORE COMMENCING ANY BUILDING WORK. ANY DISCREPANCY TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.

CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



FIRST FLOOR PLAN
SCALE 1:100 @A3

	PLAN LEGEND
	General
DP	Downpipe refer to schedule of finishes
WI	Wall infill- finish to match existing wall
FR	Fire rated wall
FL	Flashing
FSH	Fire sprinkler head
EW	Existing stone wall
	FINISHES
DR	Grate drain to schedule
PC	Plasterboard decorative column refer to schedule of finishes
PL	Plasterboard (on furring channels to existing wall)
AP	2 sheets of fyrecheck
FC	Fibre cement sheeting refer to schedule of finishes
GS	Glass screen
HR	Timber handrail to schedule
RH	Kitchen rangehood vent - refer to finishes schedule
	STRUCTURAL
ACC	Hebel panel on furring channels to MGP10 stud wall with 1 layer fyrcheck
HP	Hebel panel
CL	Column to engineers detail

CJ — CONTROL JOINT IN POWER PANEL

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 3 OF 19

DIAMANTI DESIGNS
BUILDING DESIGN & PROJECT MANAGEMENT
1B ROSE STREET
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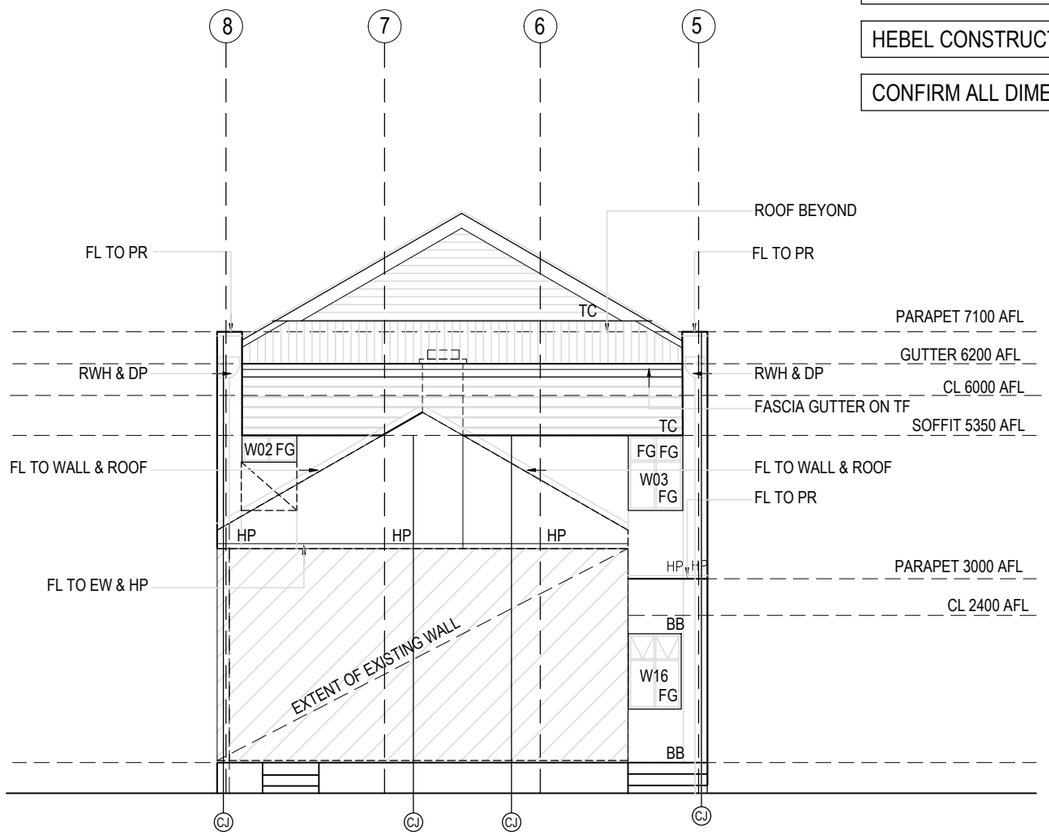
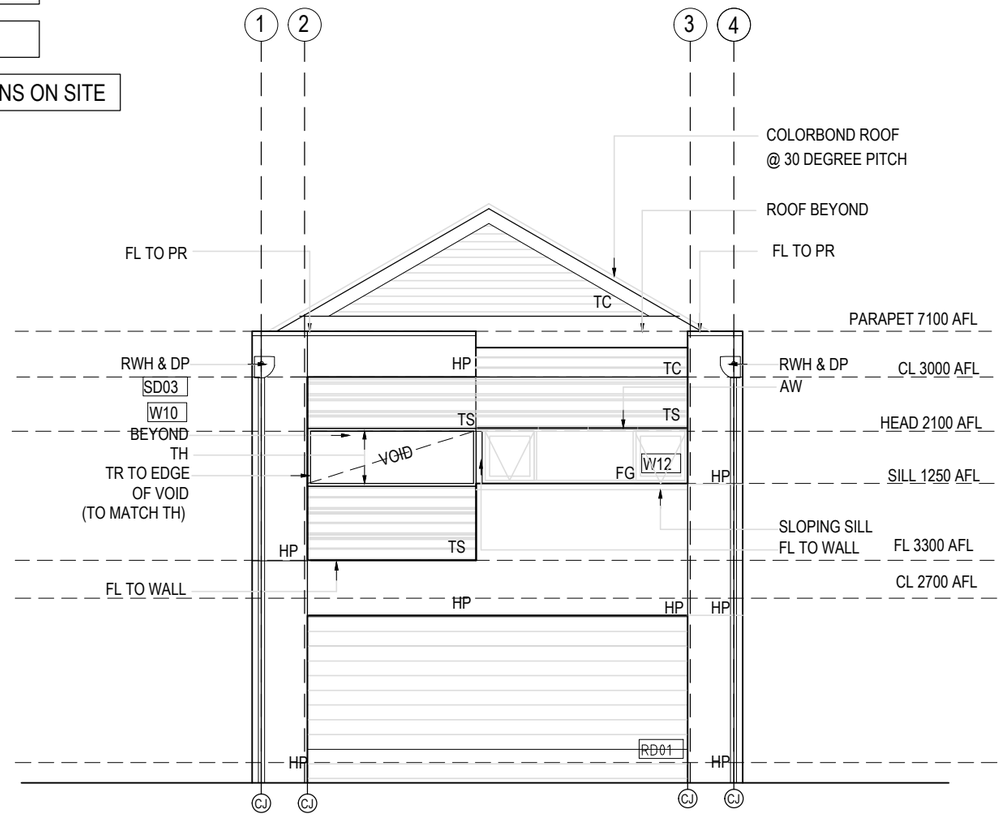
CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



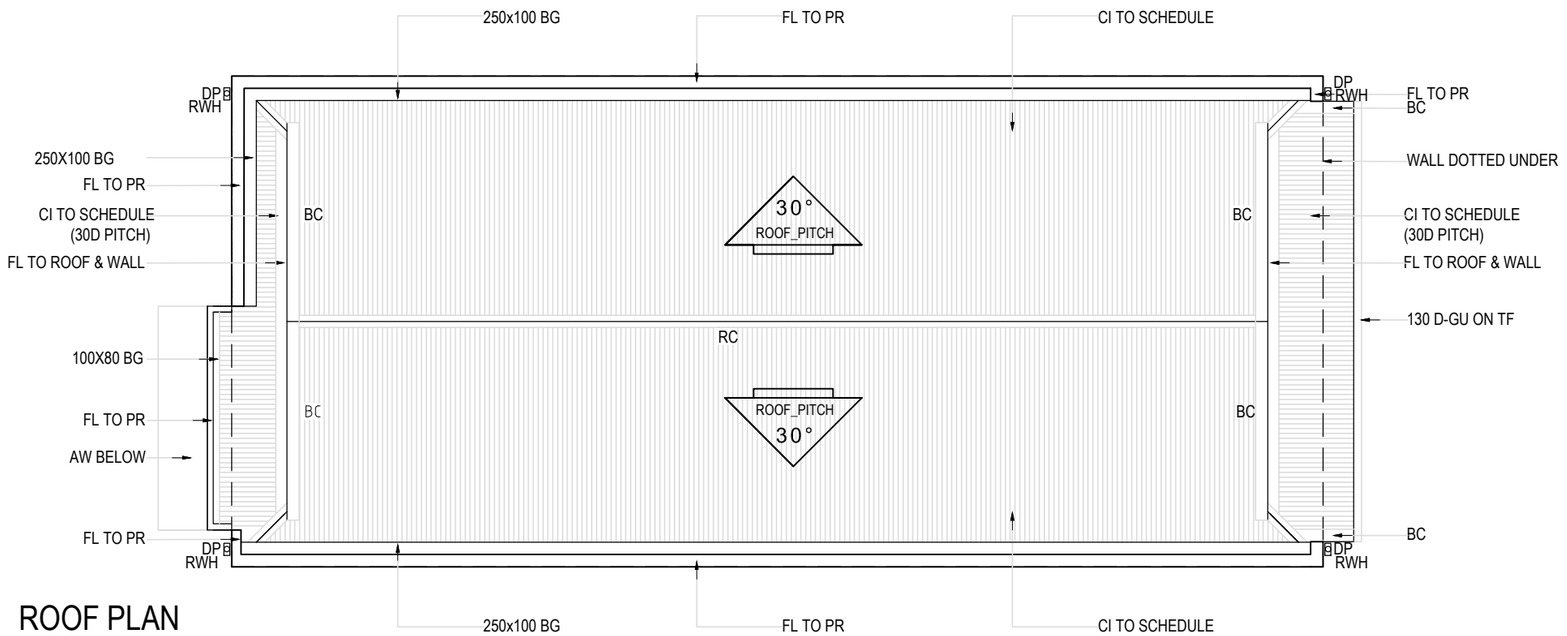
SOUTH ELEVATION
SCALE 1:100 @A3



NORTH ELEVATION
SCALE 1:100 @A3

ELEVATIONS LEGEND	
	General
DP	Downpipe refer to schedule of finishes
RWH	Rainwater head refer to schedule of finishes
AW	Awning
FL	Flashing
FSH	Fire sprinkler head
EW	Existing stone wall
	FINISHES
HP	Hebel panel render refer to schedule of finishes
TS	Timber screening refer to schedule of finishes
TC	Timber cladding refer to schedule of finishes
CI	Corrugated iron refer to schedule of finishes
TF	Timber fascia refer to schedule of finishes
TR	Timber reveal refer to schedule of finishes
TH	Timber handrail refer to schedule of finishes

CJ — CONTROL JOINT IN POWER PANEL



ROOF PLAN
SCALE 1:100 @A3

ROOF LEGEND	
	General
DP	Downpipe refer to schedule of finishes
RWH	Rainwater head refer to schedule of finishes
GU	Fascia gutter
TF	Timber fascia to schedule
AW	Awning
FL	Flashing
BC	Barge capping
RC	Ridge capping
CI	Corrugated iron refer to schedule of finishes
PR	Parapet

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 4 OF 19

DIAMANTI DESIGNS

BUILDING DESIGN
&
PROJECT
MANAGEMENT

1B ROSE STREET
GLENELG SA 5045

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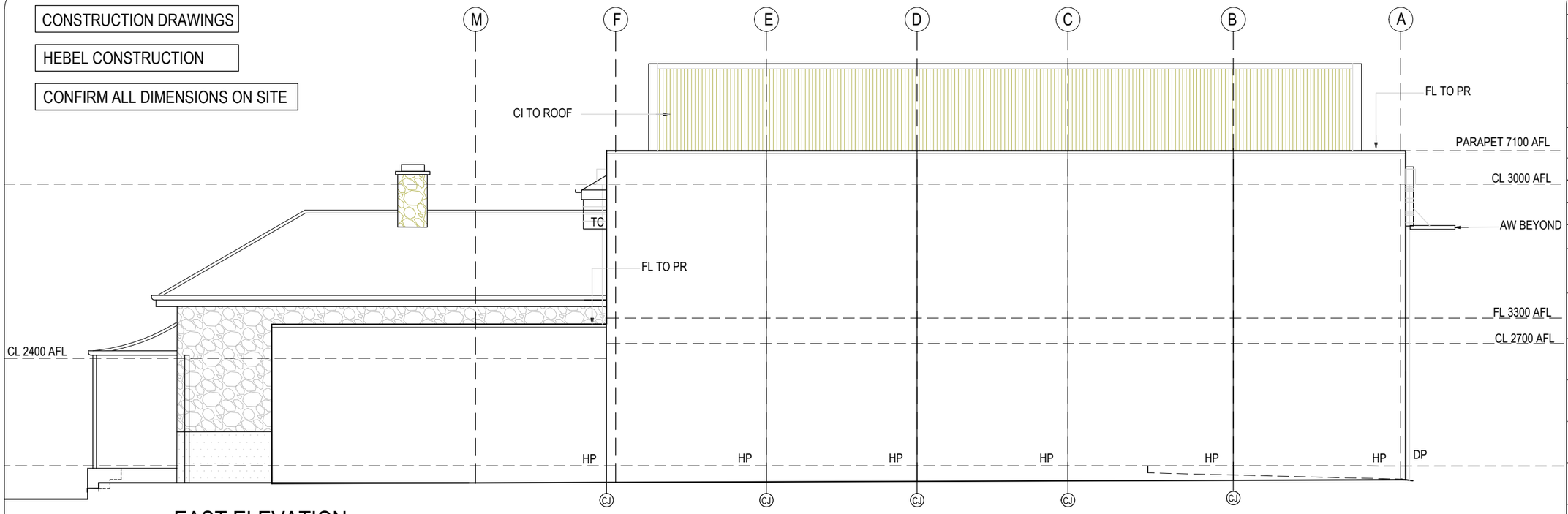
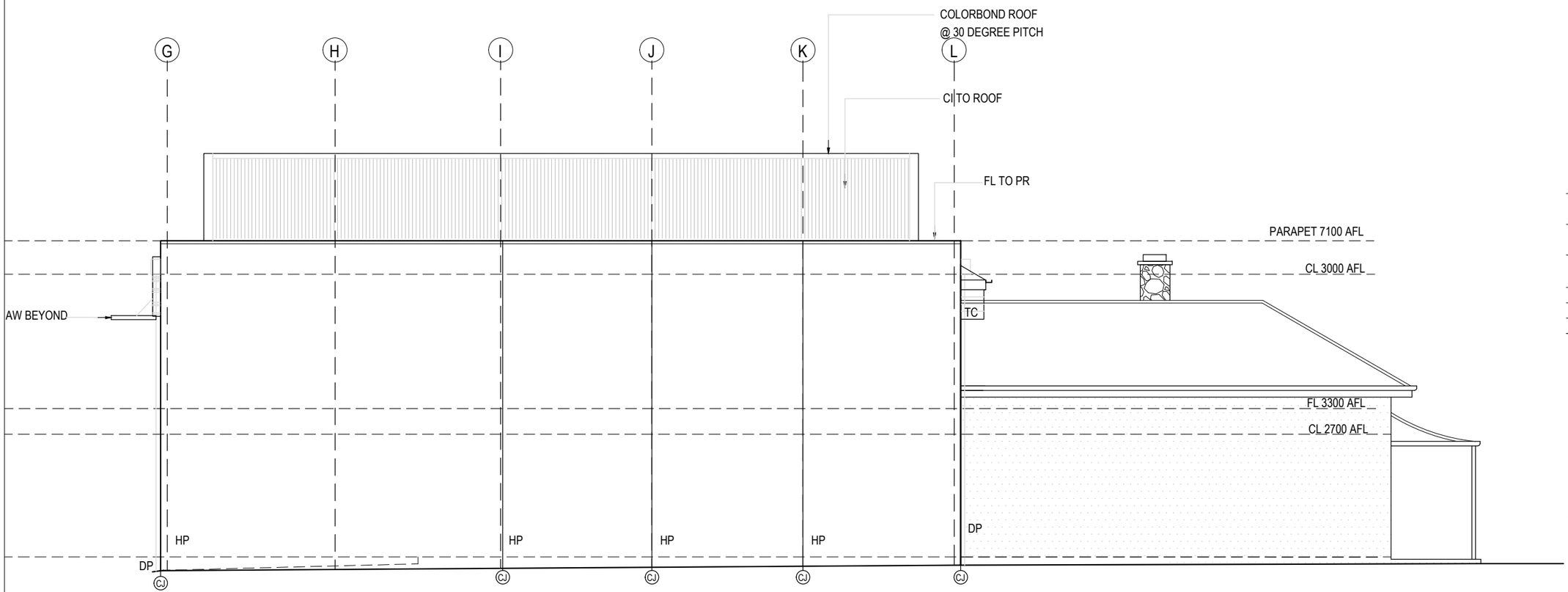
CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



EAST ELEVATION
SCALE 1:100 @A3



WEST ELEVATION
SCALE 1:100 @A3

ELEVATIONS LEGEND	
	General
DP	Downpipe refer to schedule of finishes
RWH	Rainwater head refer to schedule of finishes
AW	Awning
FL	Flashing
FSH	Fire sprinkler head
EW	Existing stone wall
	FINISHES
HP	Hebel panel render refer to schedule of finishes
TS	Timber screening refer to schedule of finishes
TC	Timber cladding refer to schedule of finishes
CI	Corrugated iron refer to schedule of finishes
TF	Timber fascia refer to schedule of finishes
TR	Timber reveal refer to schedule of finishes
TH	Timber handrail refer to schedule of finishes

CJ — CONTROL JOINT IN POWER PANEL

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 5 OF 19

DIAMANTI DESIGNS

BUILDING DESIGN
&
PROJECT
MANAGEMENT

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GLENELG SA 5045

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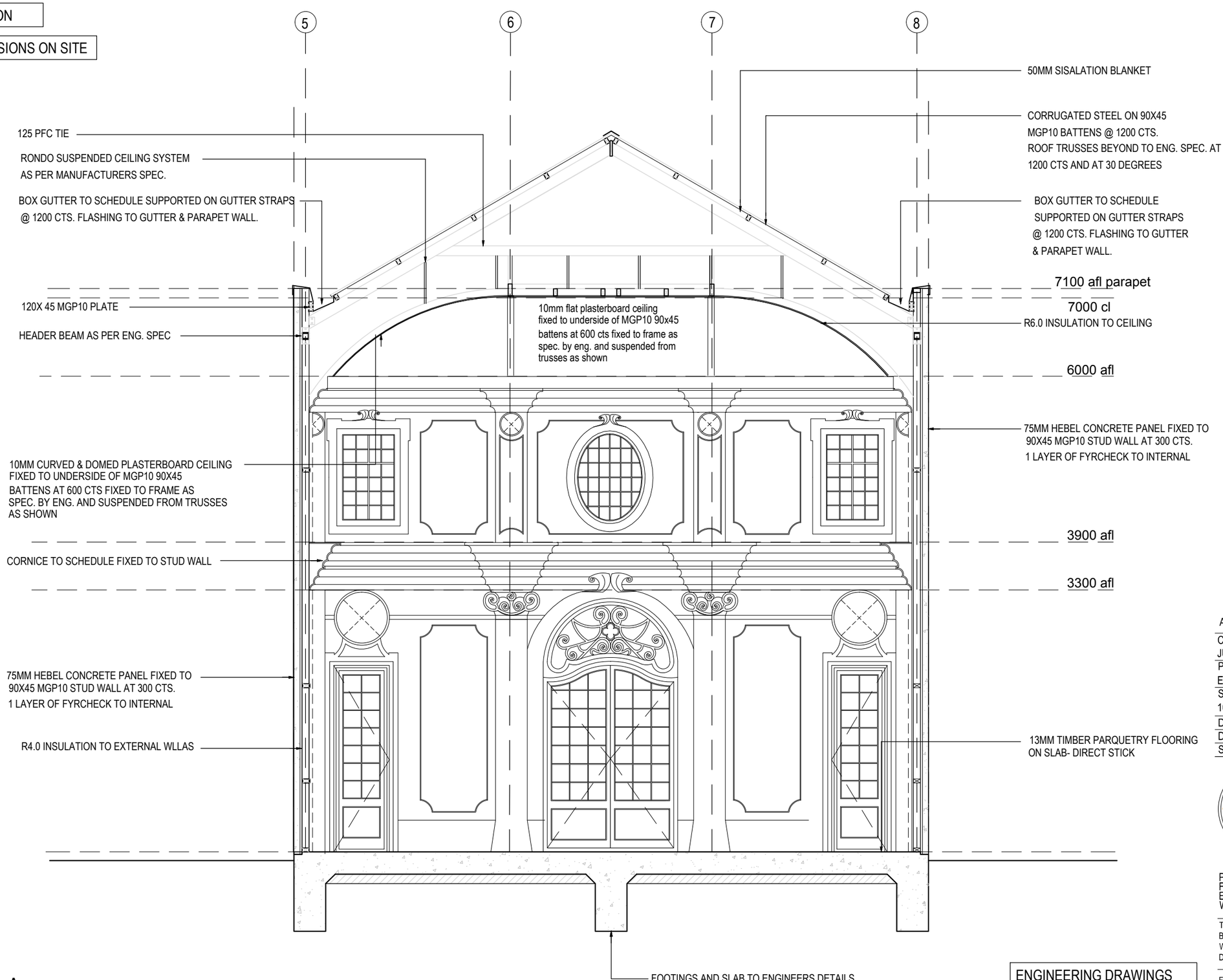
CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



SECTION A-A
SCALE 1:50 @A3

ENGINEERING DRAWINGS TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 6 OF 19

DIAMANTI DESIGNS
BUILDING DESIGN & PROJECT MANAGEMENT
1B ROSE STREET
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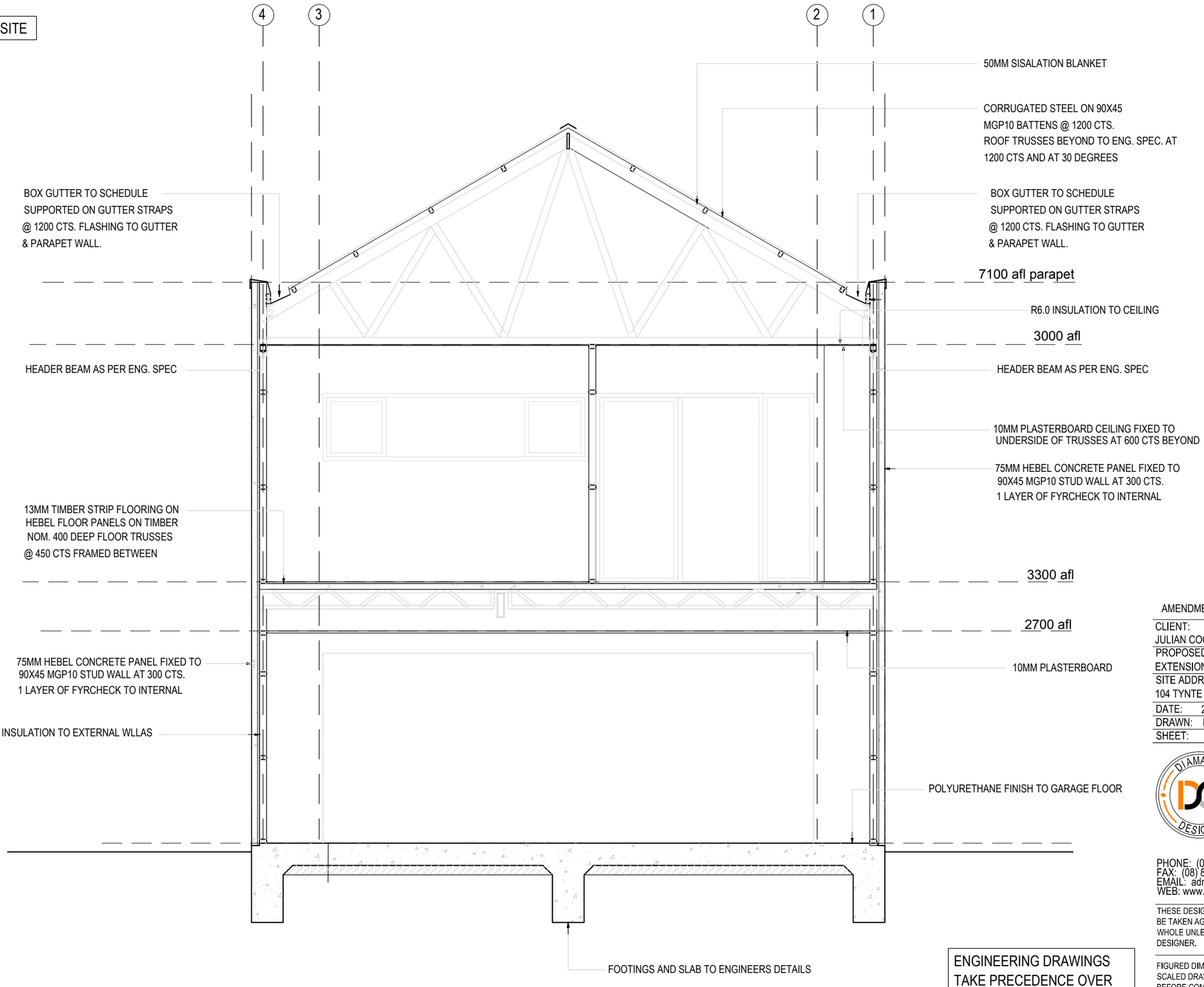
CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



SECTION B-B
SCALE 1:50 @A3

ENGINEERING DRAWINGS
TAKE PRECEDENCE OVER
ARCHITECTURAL DRAWINGS

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 7 OF 19

BUILDING DESIGN
&
PROJECT
MANAGEMENT

1B ROSE STREET
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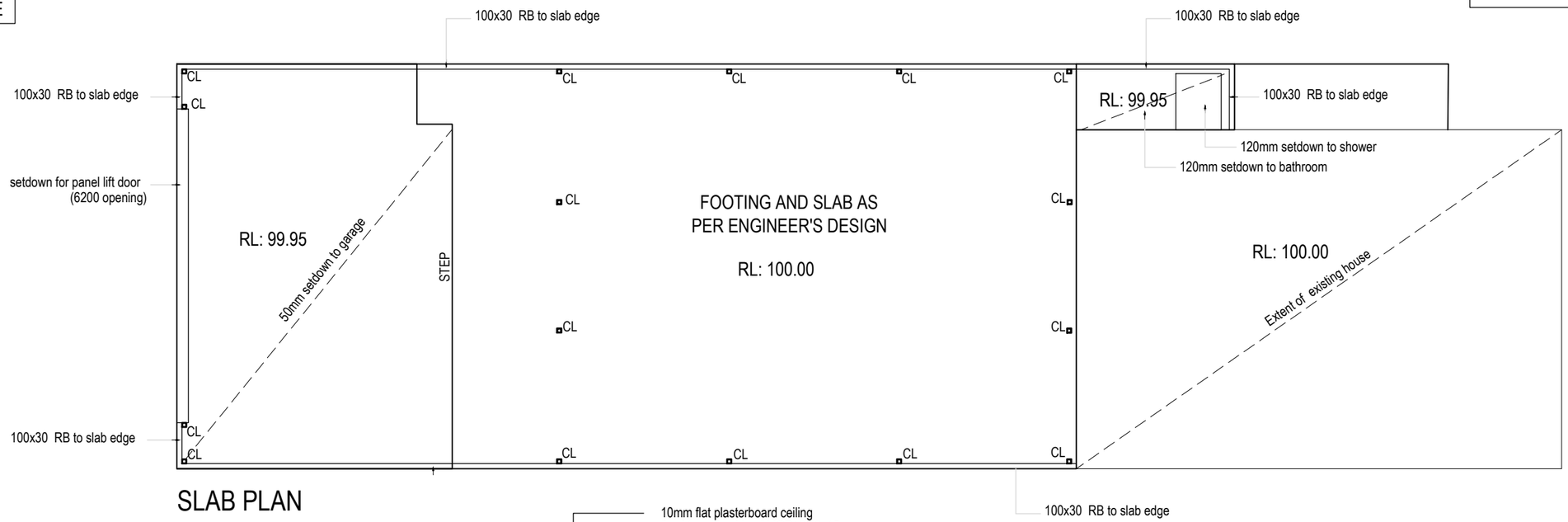
CONSTRUCTION DRAWINGS

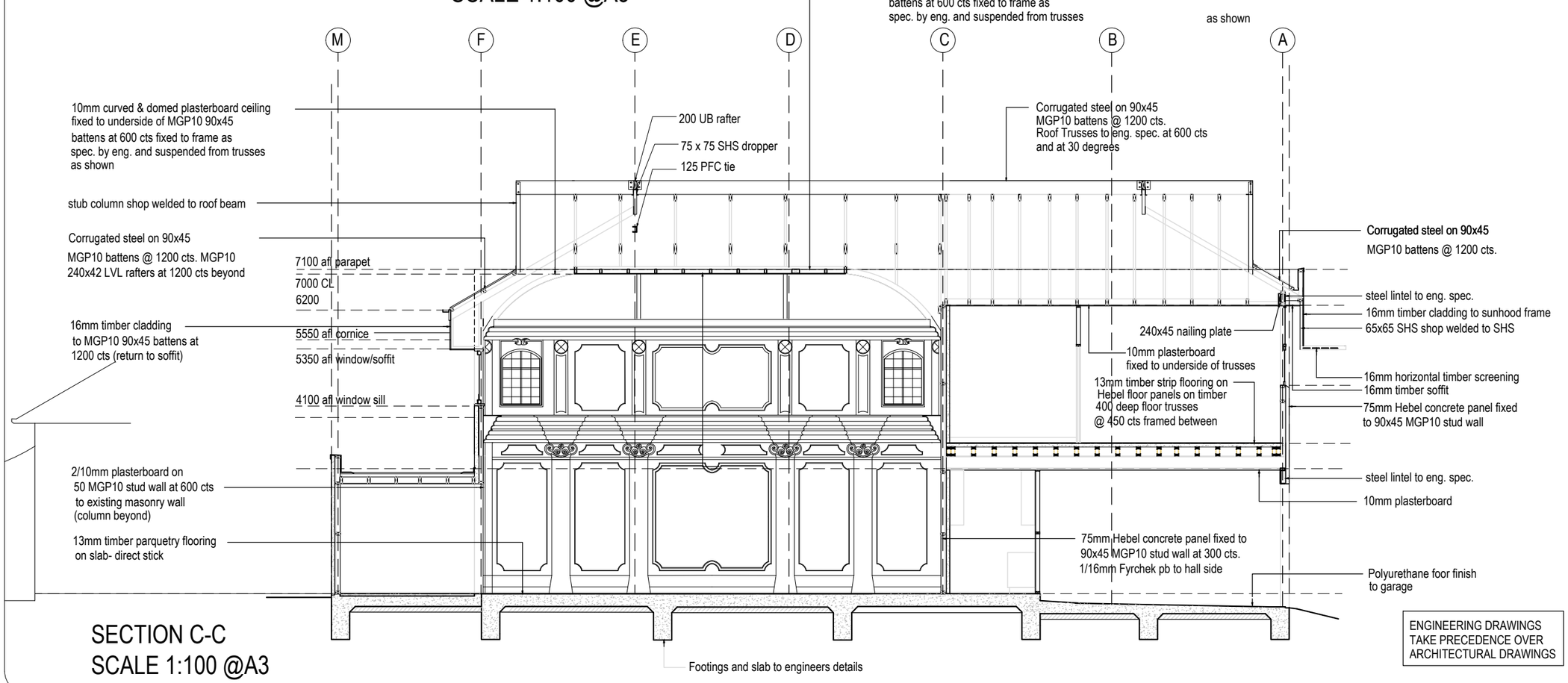
HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE

ENGINEERING DRAWINGS
TAKE PRECEDENCE OVER
ARCHITECTURAL DRAWINGS



SLAB PLAN
SCALE 1:100 @A3



SECTION C-C
SCALE 1:100 @A3

ENGINEERING DRAWINGS
TAKE PRECEDENCE OVER
ARCHITECTURAL DRAWINGS

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:	
JULIAN COCHRAN	
PROPOSED:	
EXTENSION	
SITE ADDRESS:	
104 TYNTE STREET NORTH ADELAIDE	
DATE:	22/10/2015
DRAWN:	PR
SHEET:	8 OF 19

DIAMANTI DESIGNS

BUILDING DESIGN
&
PROJECT
MANAGEMENT

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GLENELG SA 5045

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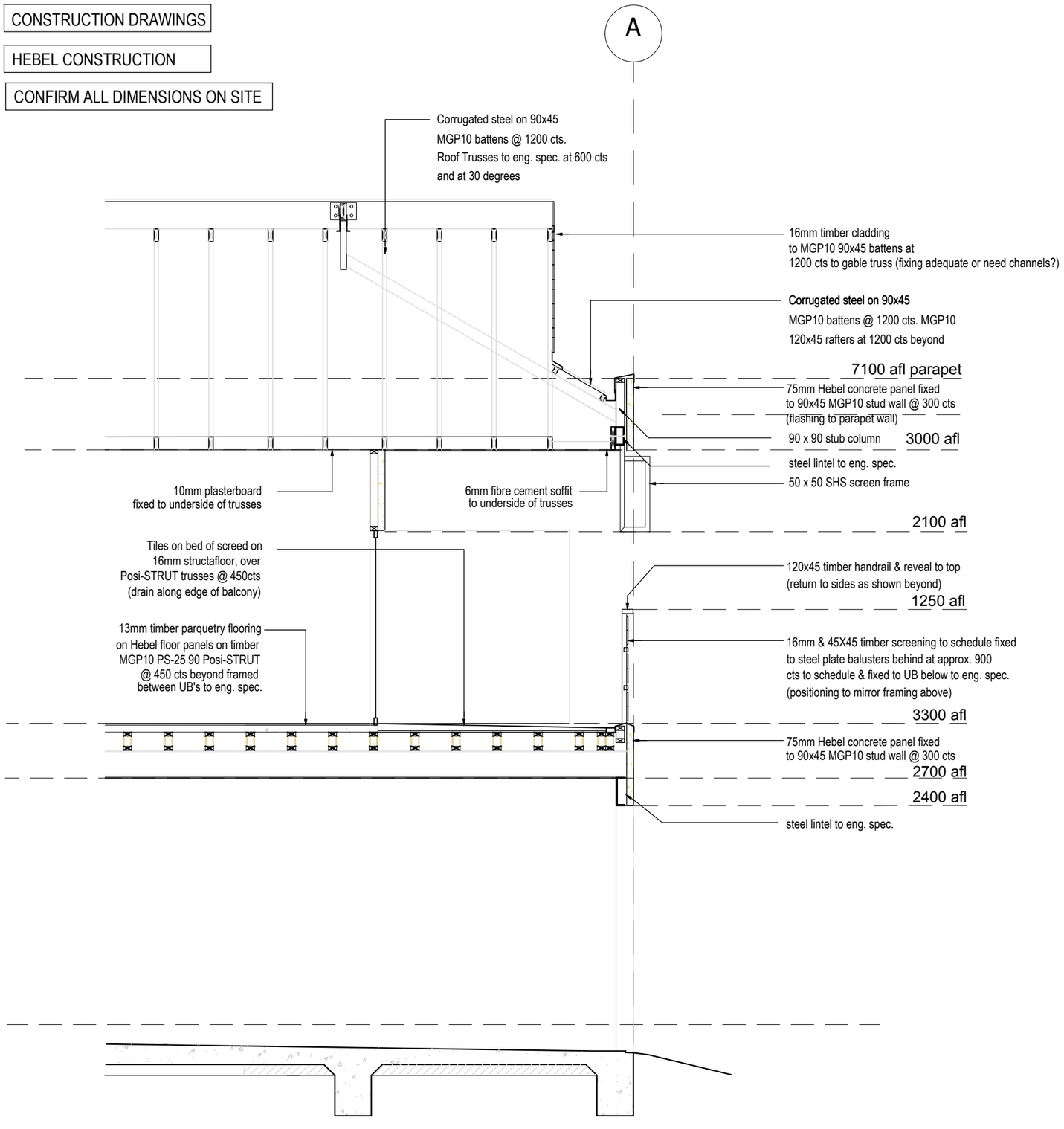
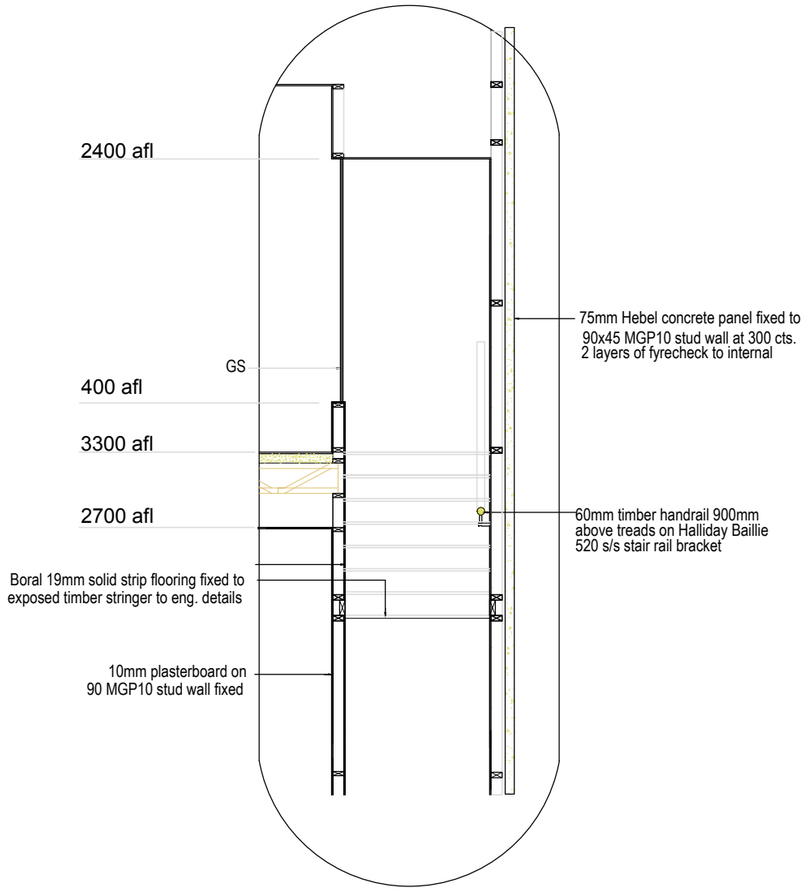
CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

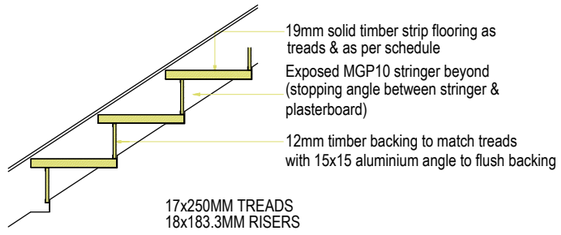
CONFIRM ALL DIMENSIONS ON SITE



SECTION D-D
SCALE 1:50 @A3



SECTION THROUGH STAIRS
SCALE 1:50 @A3



STAIR DETAIL

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 9 OF 19

BUILDING DESIGN
&
PROJECT
MANAGEMENT

1B ROSE STREET
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ENGINEERING DRAWINGS
TAKE PRECEDENCE OVER
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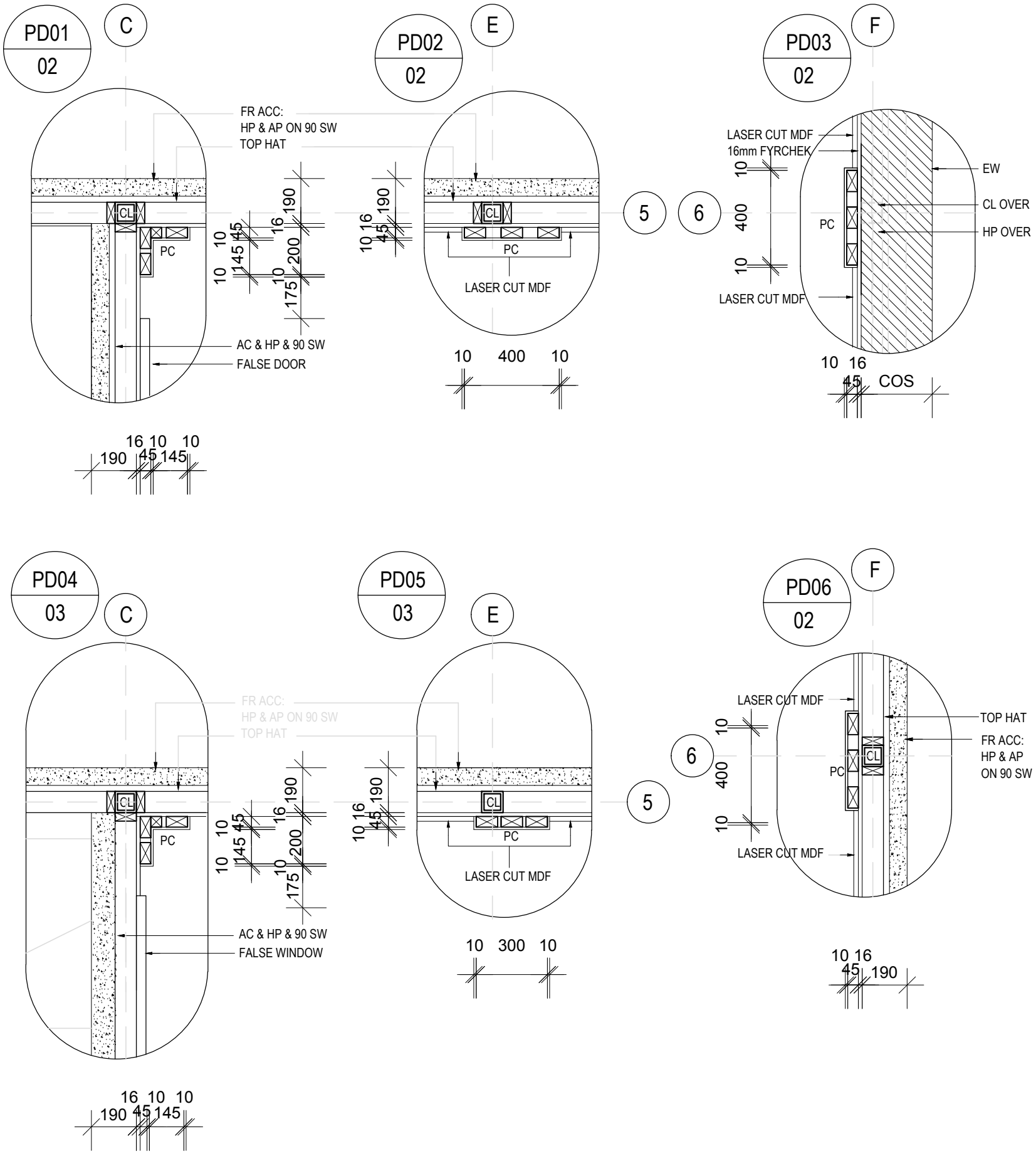
CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



ENGINEERING DRAWINGS
TAKE PRECEDENCE OVER
ARCHITECTURAL DRAWINGS

PLAN DETAILS
SCALE 1:20 @A3

AMENDMENT A: 07.09.2016: UPDATE WD'S

	DETAILS LEGEND
	General
DP	Downpipe refer to schedule of finishes
RWH	Rainwater head refer to schedule of finishes
AW	Awning
RB	Rebate
FL	Flashing
FSH	Fire sprinkler head
EW	Existing stone wall
LB	Light box
CV	Curved
FR	Frame
PR	Parapet
RF	Roof
BG	box gutter
	FINISHES- EXT.
HP	Hebel panel render refer to schedule of finishes
TS	Timber screening refer to schedule of finishes
TC	Timber cladding refer to schedule of finishes
CI	Corrugated iron refer to schedule of finishes
TF	Timber fascia refer to schedule of finishes
BB	Barge board refer to schedule of finishes
	FINISHES- INT.
TL	Tiles
DR	Grate drain to schedule
PC	Plasterboard decorative column refer to schedule of finishes
TH	Thick sheet
PL	Plasterboard (on furring channels to existing wall)
FC	Fibre cement sheeting refer to schedule of finishes
GS	Glass screen
HR	Timber handrail to schedule
TR	Timber reveal
PY	parquetry
FB	Plaster moulding
AP	1 sheet of fyrecheck
	STRUCTURAL
ACC	Hebel panel on furring channels to MGP10 stud wall with 1 layer 16mm fyrcheck
HP	Hebel panel
SW	Stud wall
CL	Column to engineers detail
BT	Battens
RR	Rafters
RT	Roof trusses
TT	Floor trusses
ST	Steel shs
SP	Steel plate

CLIENT:
JULIAN COCHRAN
PROPOSED:
EXTENSION
SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE
DATE: 22/10/2015
DRAWN: PR
SHEET: 10 OF 19

DIAMANTI DESIGNS
BUILDING DESIGN & PROJECT MANAGEMENT
1B ROSE STREET
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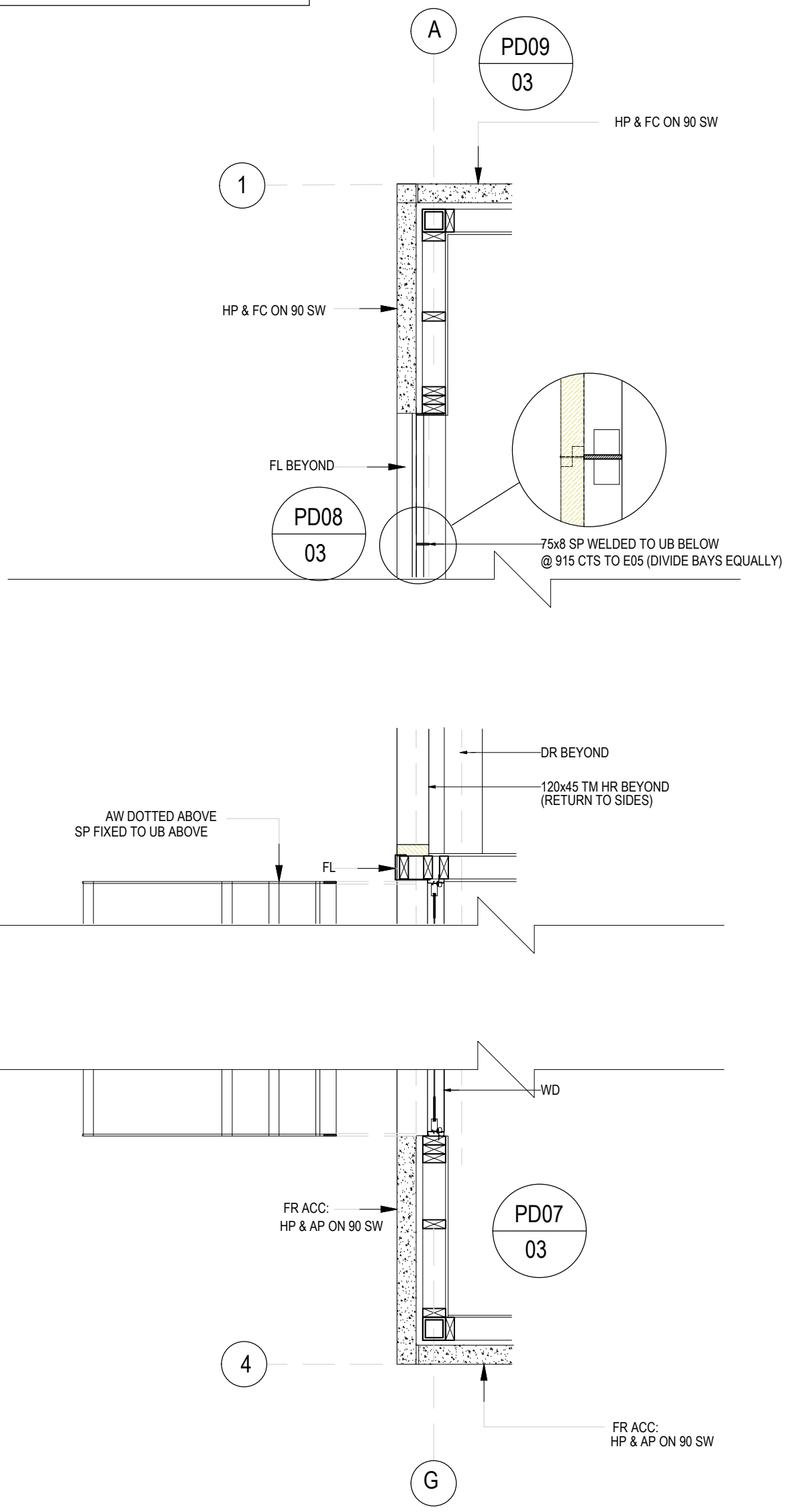
CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



	DETAILS LEGEND
	General
DP	Downpipe refer to schedule of finishes
RWH	Rainwater head refer to schedule of finishes
AW	Awning
RB	Rebate
FL	Flashing
FSH	Fire sprinkler head
EW	Existing stone wall
LB	Light box
CV	Curved
FR	Frame
PR	Parapet
RF	Roof
BG	box gutter
	FINISHES- EXT.
HP	Hebel panel render refer to schedule of finishes
TS	Timber screening refer to schedule of finishes
TC	Timber cladding refer to schedule of finishes
CI	Corrugated iron refer to schedule of finishes
TF	Timber fascia refer to schedule of finishes
BB	Barge board refer to schedule of finishes
	FINISHES- INT.
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TR	Timber reveal
PY	parquetry
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	STRUCTURAL
ACC	Hebel panel on furring channels to MGP10 stud wall with 1 layer 16mm fyrcheck
HP	Hebel panel
SW	Stud wall
CL	Column to engineers detail
BT	Battens
RR	Rafters
RT	Roof trusses
TT	Floor trusses
ST	Steel shs
SP	Steel plate

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 11 OF 19

BUILDING DESIGN & PROJECT MANAGEMENT

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ENGINEERING DRAWINGS
TAKE PRECEDENCE OVER
ARCHITECTURAL DRAWINGS

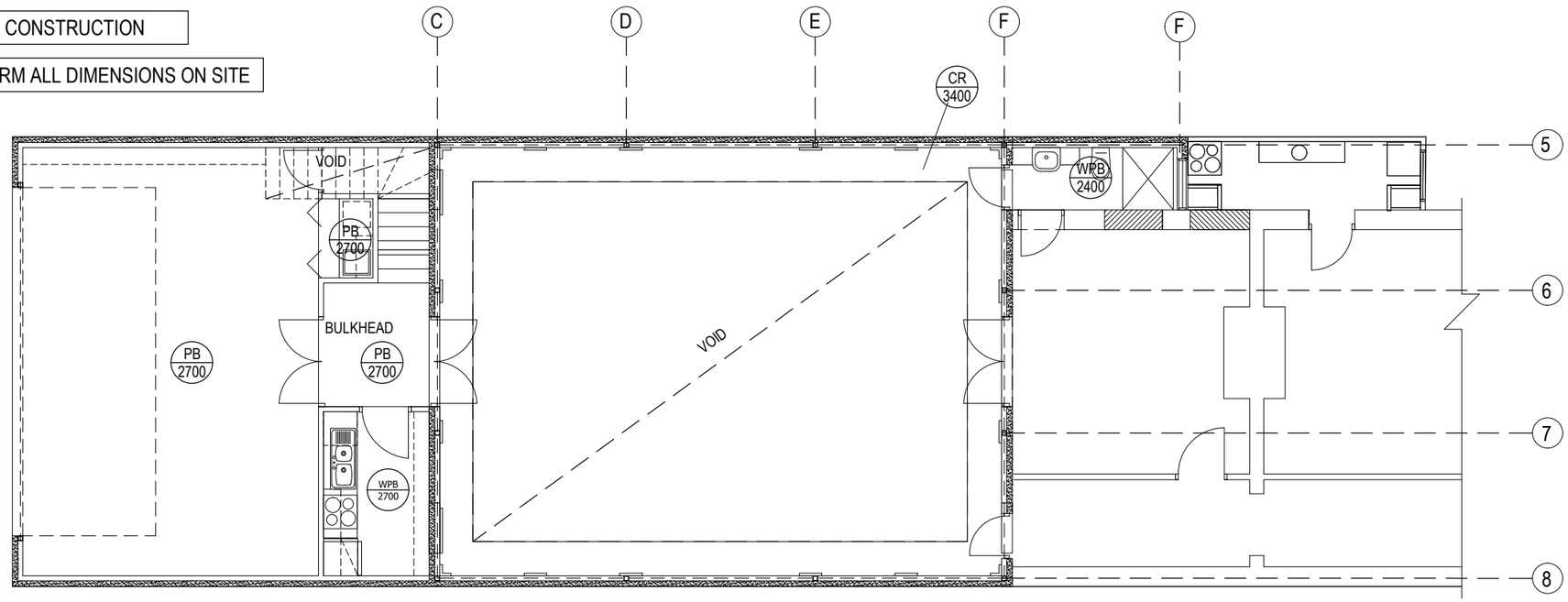
PLAN DETAILS
SCALE 1:20 @A3

AMENDMENT A: 07.09.2016: UPDATE WD'S

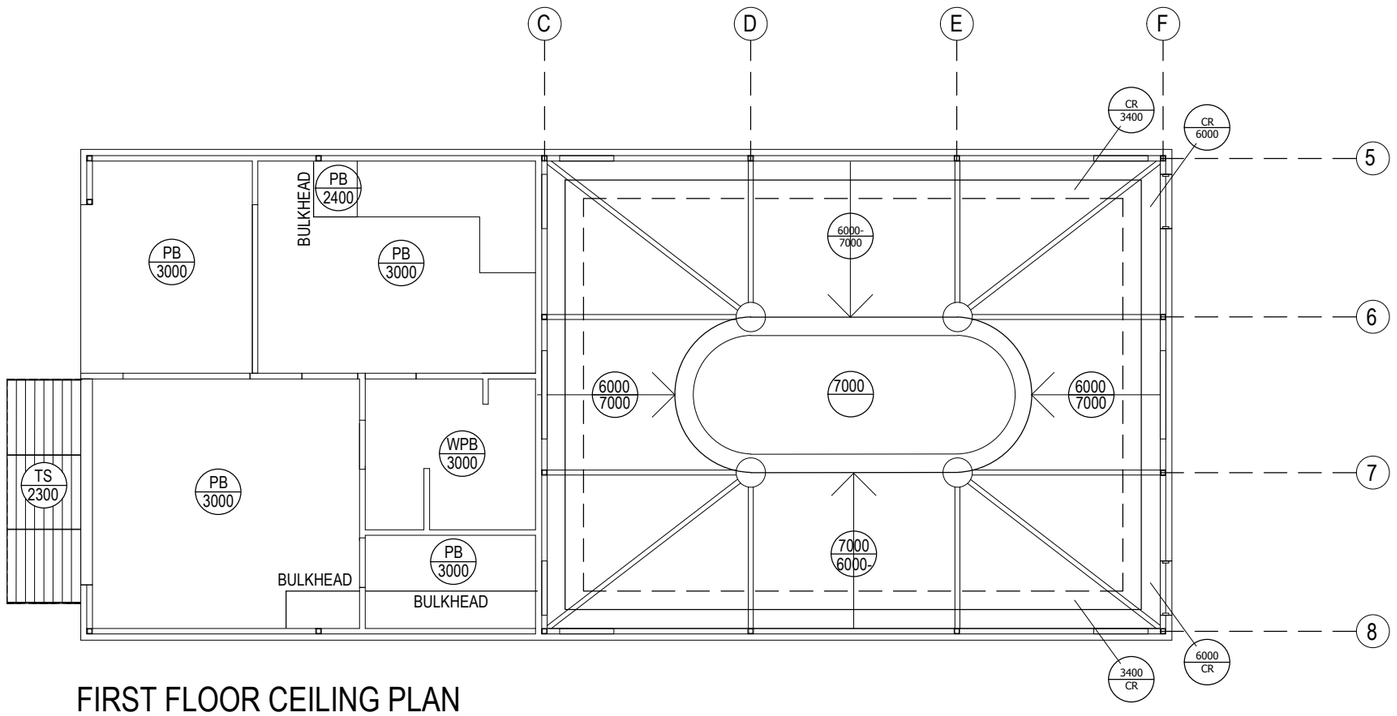
CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



GROUND FLOOR CEILING PLAN
SCALE 1:100 @A3



FIRST FLOOR CEILING PLAN
SCALE 1:100 @A3

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 12 OF 19

DIAMANTI DESIGNS

BUILDING DESIGN & PROJECT MANAGEMENT

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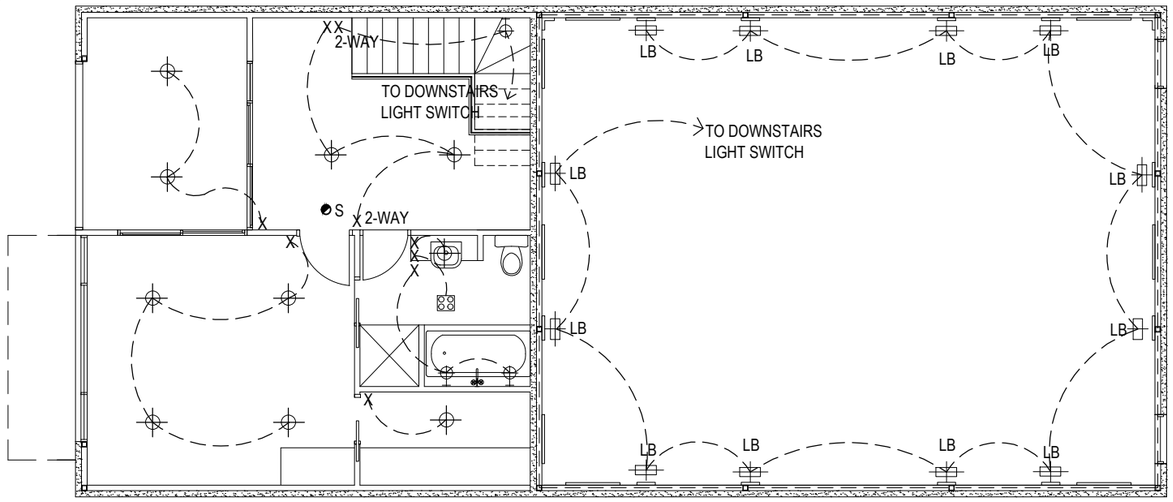
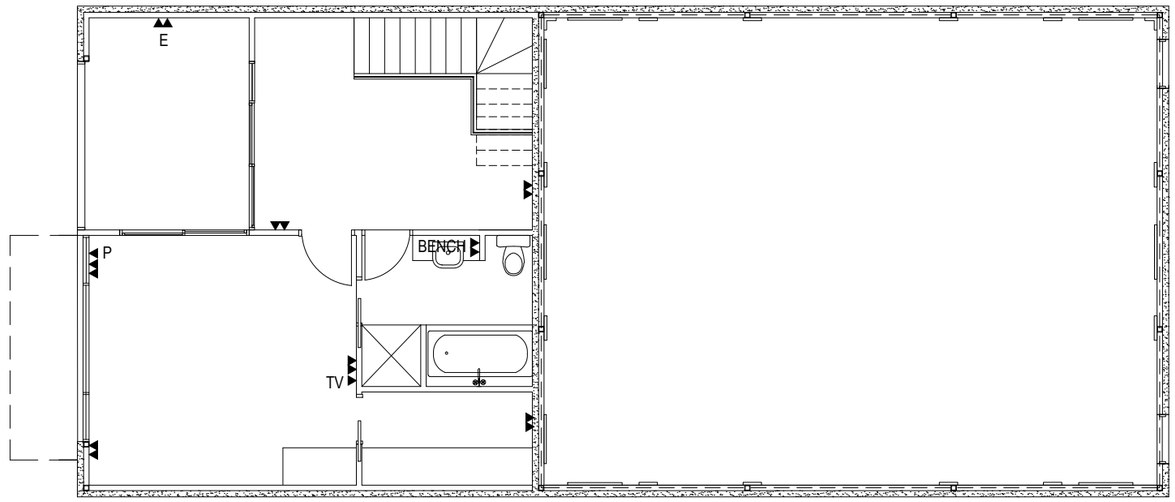
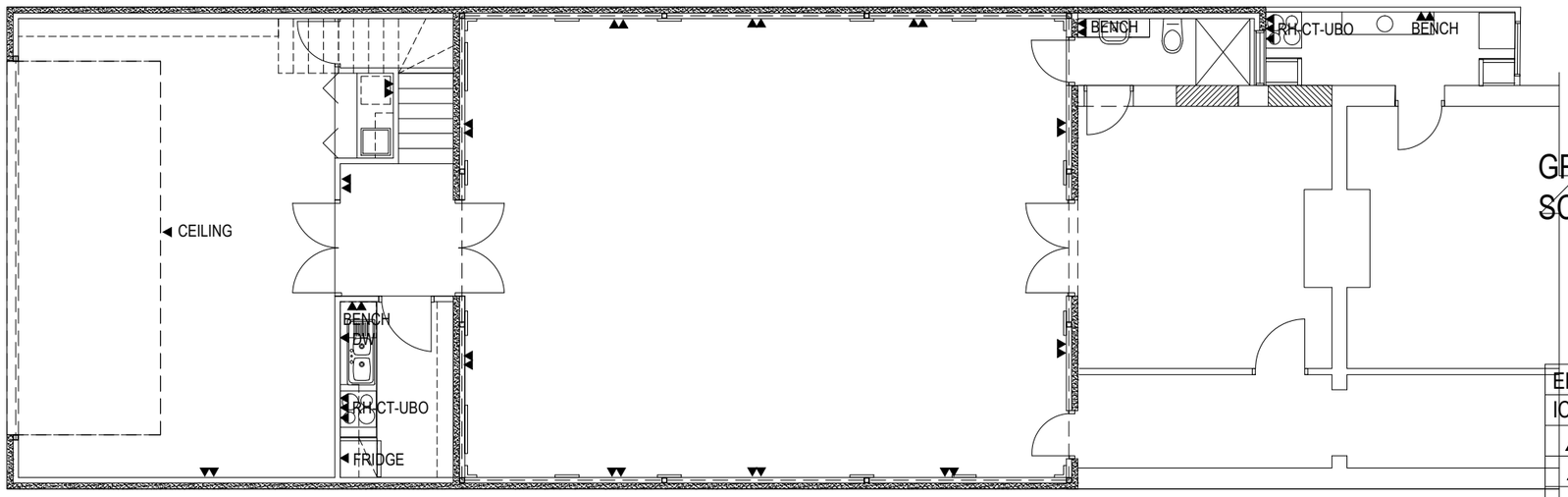


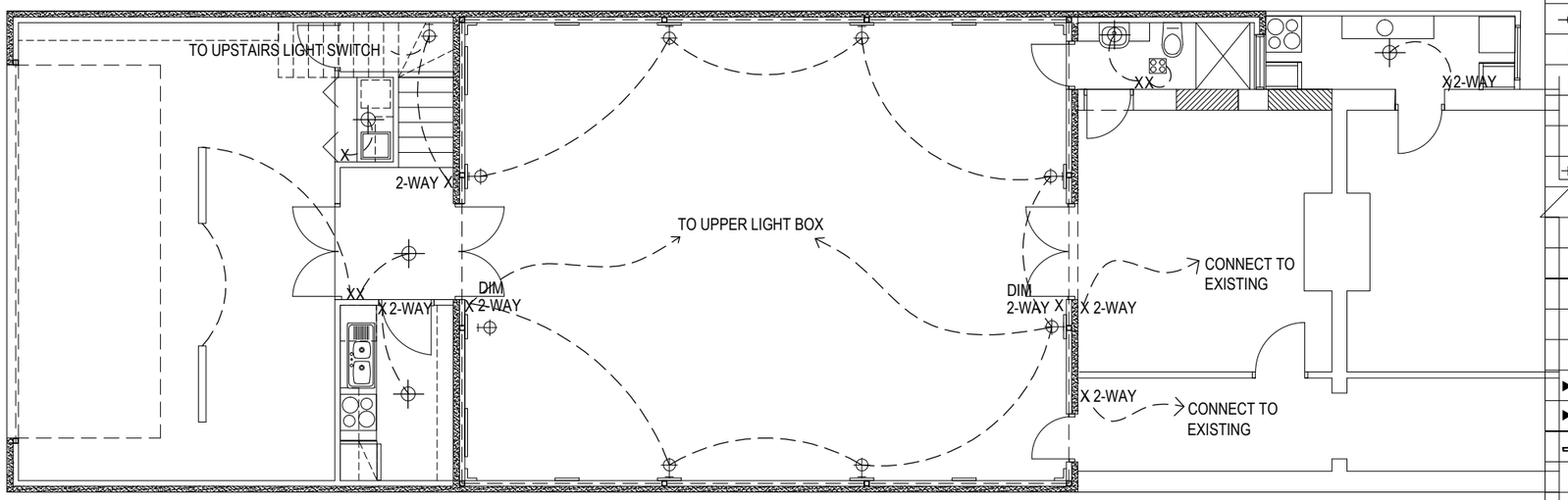
FIRST FLOOR LIGHTING PLAN
SCALE 1:100 @A3



FIRST FLOOR POWER PLAN
SCALE 1:100 @A3



GROUND FLOOR POWER PLAN
SCALE 1:100 @A3



GROUND FLOOR LIGHTING PLAN
SCALE 1:100 @A3

ELECTRICAL LEGEND

ICON	ITEM
▲▲	DOUBLE POWER OUTLET
▲	SINGLE POWER OUTLET
▲ E	EXTERNAL POWER OUTLET
	DOWN LIGHT LOW VOLTAGE
O	LIGHT BATTEN HOLDER
	WALL LIGHT
2	TWO WAY CIRCUIT
	EXHAUST FAN
	LIGHT BOX
B	HARD WIRED DOOR BELL
WP	WEATHER PROOF GPO
X	LIGHT SWITCH
	3 IN 1 BATHROOM LIGHTS
	METER BOX
S	SMOKE DETECTOR HARD WIRED WITH B/BACKUP
▶ P	PHONE OUTLET
▶ TV	TELEVISION OUTLET
	FLUORESCENT LIGHT
	CEILING FAN
	EXTERNAL WALL LIGHTS
	HOT WATER SYSTEM

CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 13 OF 19

DIAMANTI DESIGNS

BUILDING DESIGN & PROJECT MANAGEMENT

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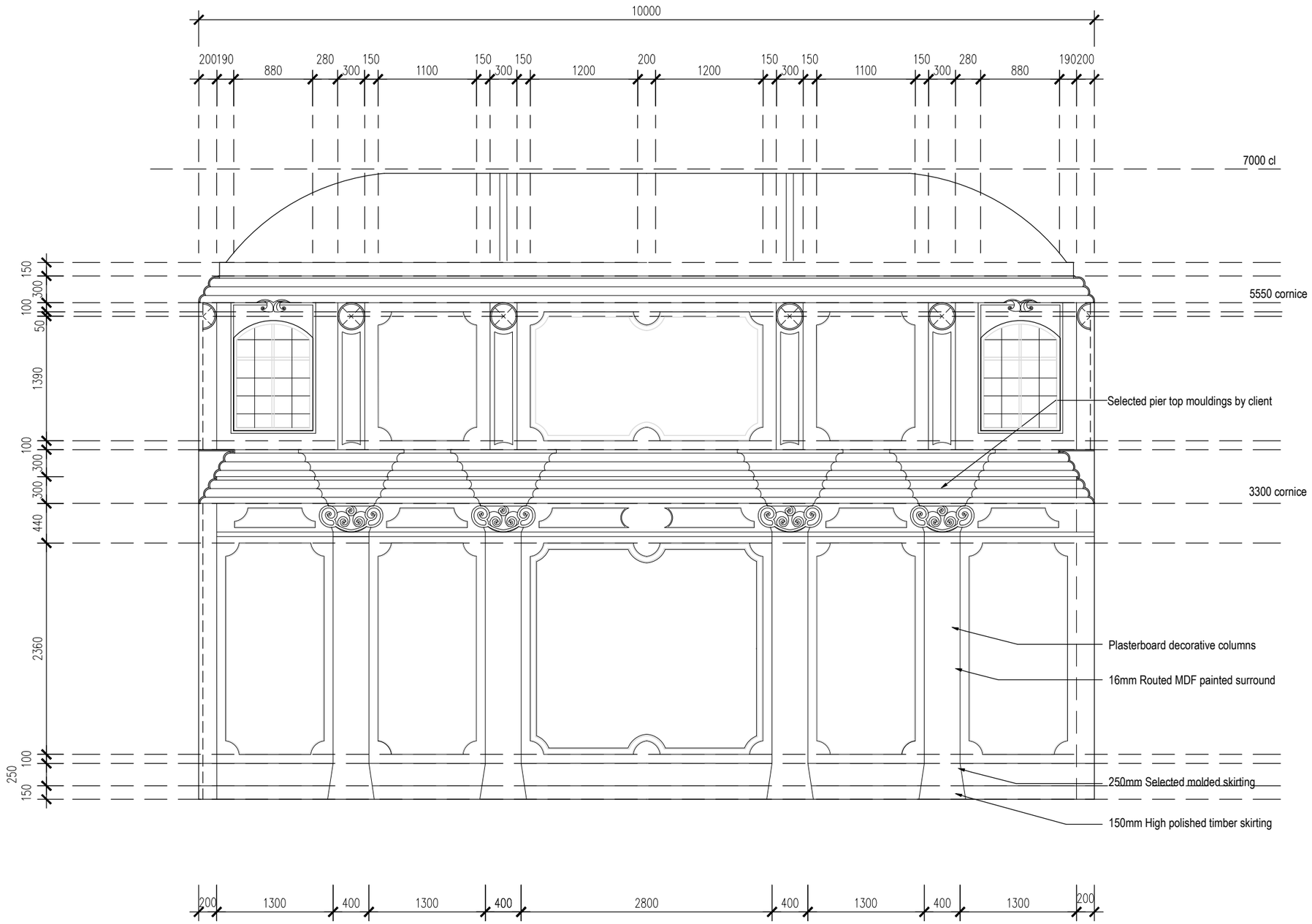
CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



HALL ELEVATION 01

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 14 OF 19

BUILDING DESIGN & PROJECT MANAGEMENT

1B ROSE STREET
GLENELG SA 5045

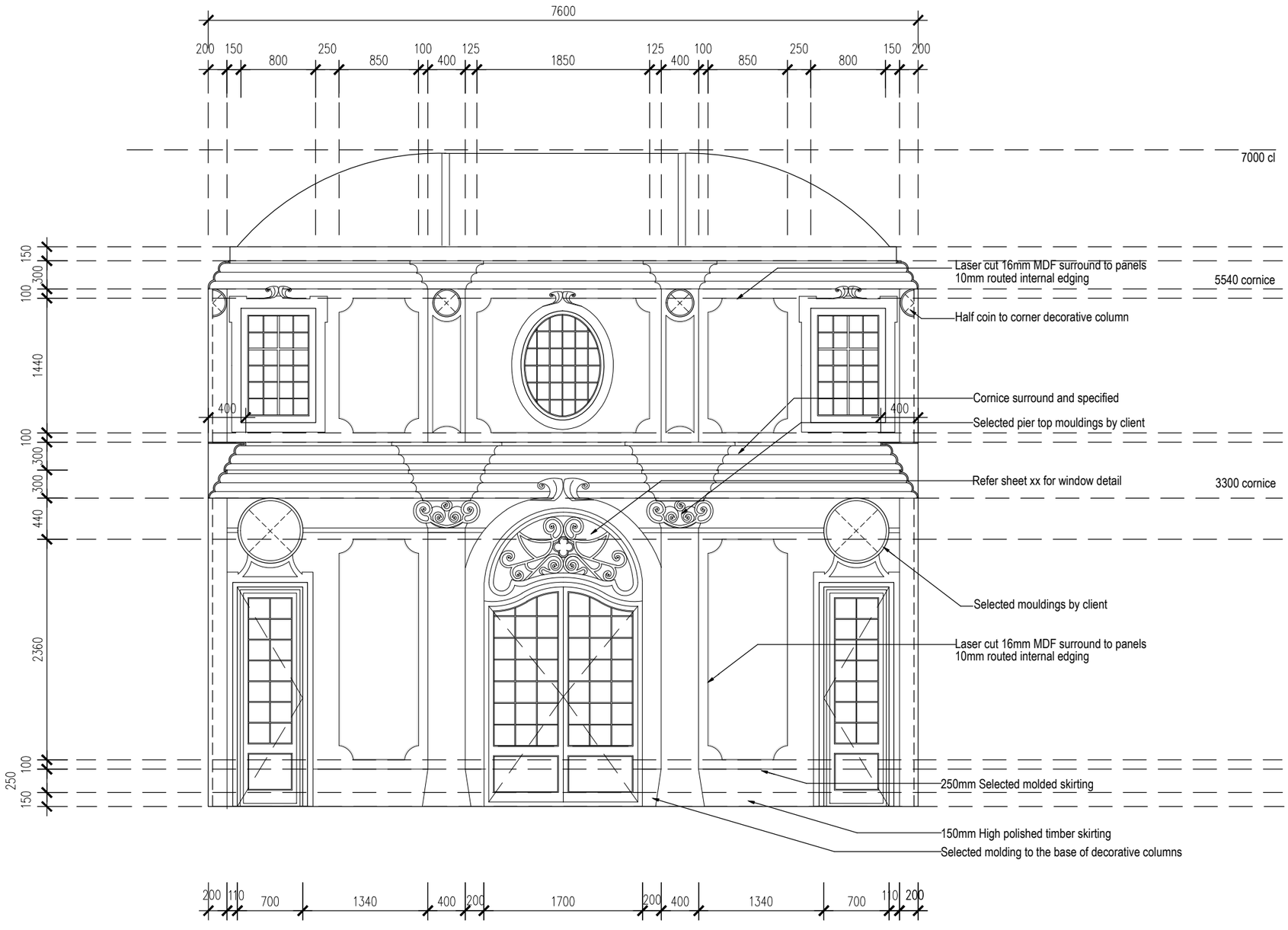
PHONE: (08) 8294 0115
FAX: (08) 8294 0125
EMAIL: admin@diamantidesigns.com.au
WEB: www.diamantidesigns.com.au

FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSION ANS LEVELS BEFORE COMMENCING ANY BUILDING WORK. ANY DISCREPANCY TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.

CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



HALL ELEVATION 02

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 15 OF 19

DIAMANTI DESIGNS

BUILDING DESIGN & PROJECT MANAGEMENT

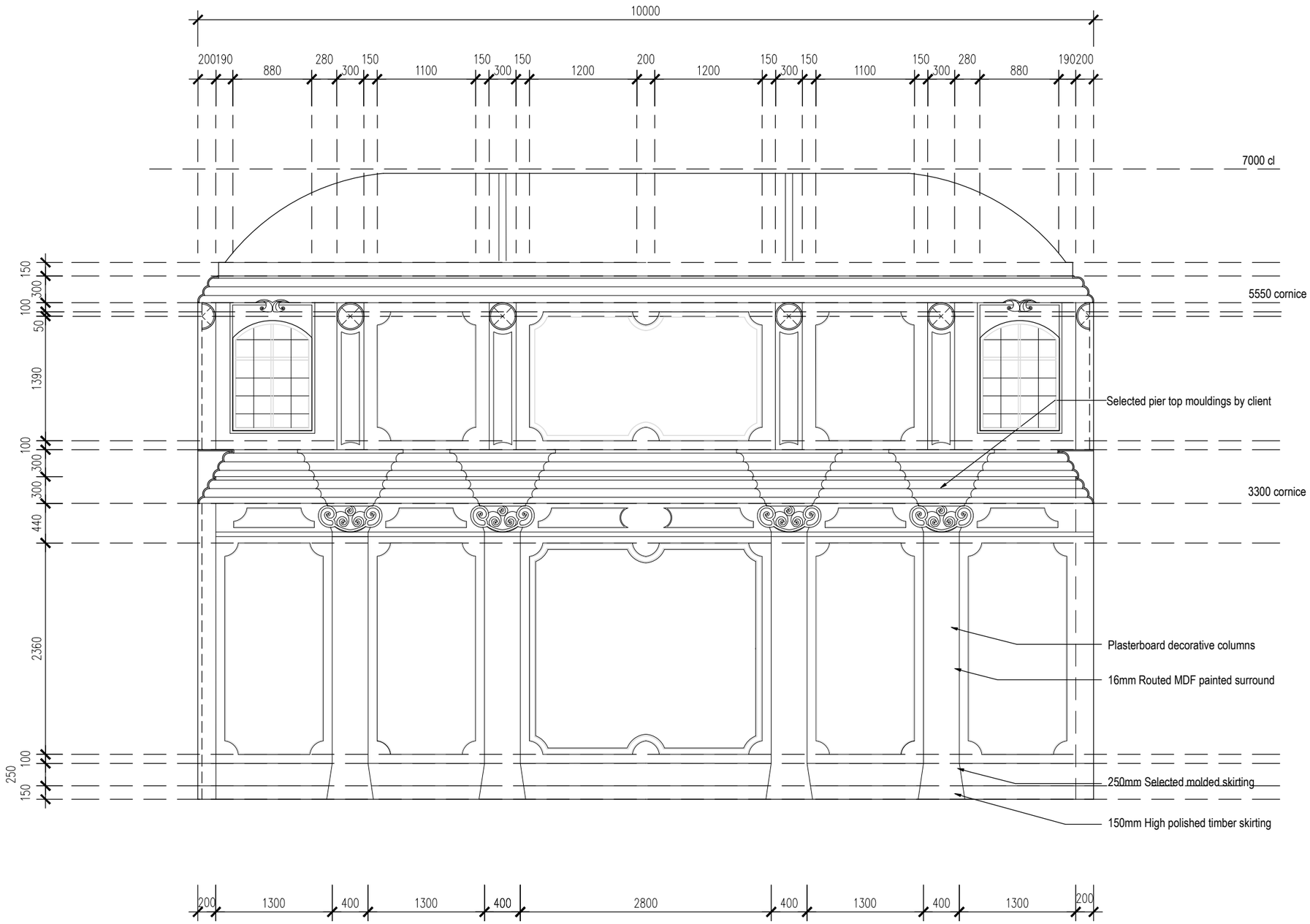
1B ROSE STREET
GLENELG SA 5045

PHONE: (08) 8294 0115
FAX: (08) 8294 0125
EMAIL: admin@diamantidesigns.com.au
WEB: www.diamantidesigns.com.au

CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



HALL ELEVATION 03

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 16 OF 19

BUILDING DESIGN & PROJECT MANAGEMENT

1B ROSE STREET
GLENELG SA 5045

PHONE: (08) 8294 0115
FAX: (08) 8294 0125
EMAIL: admin@diamantidesigns.com.au
WEB: www.diamantidesigns.com.au

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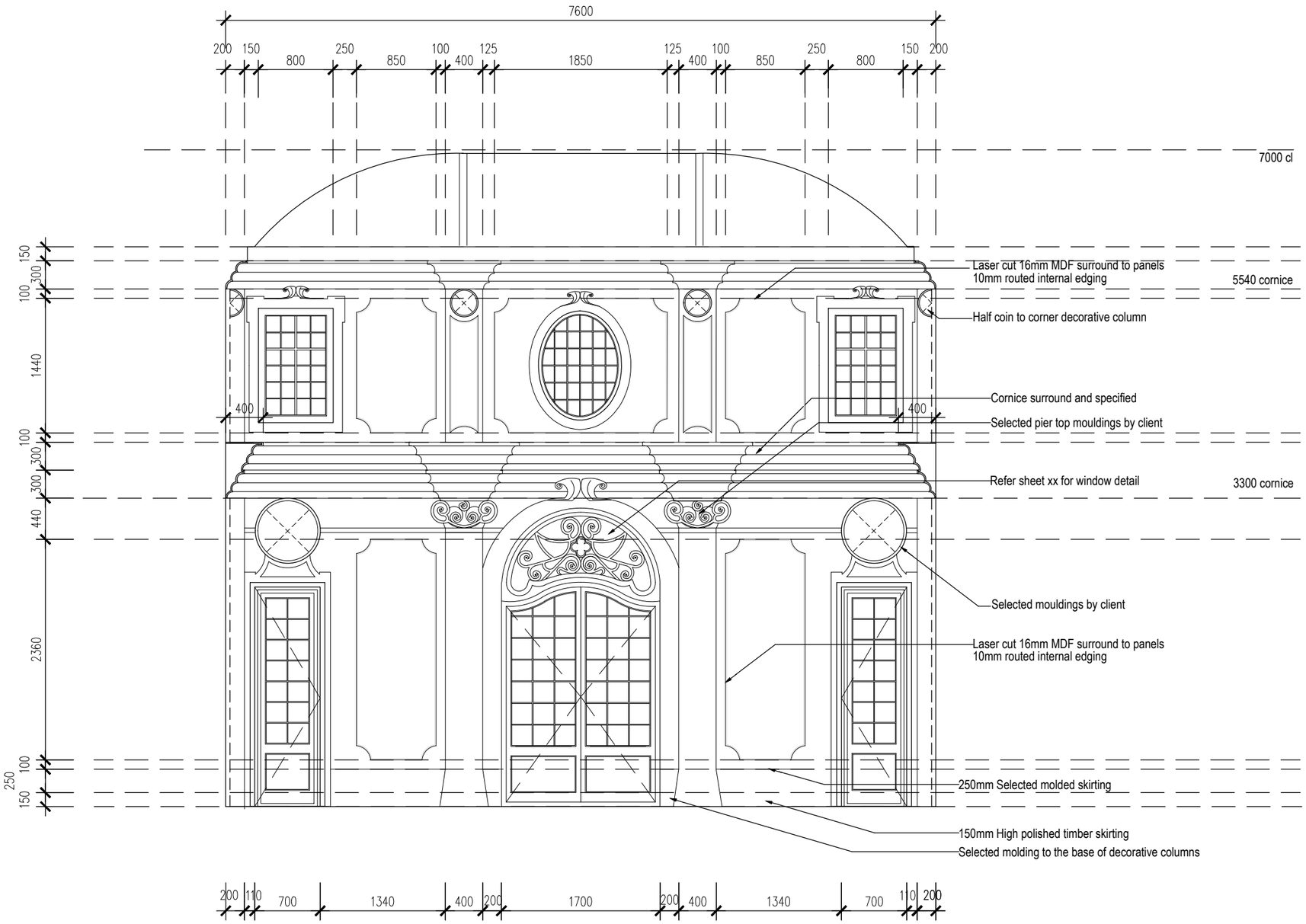
CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



HALL ELEVATION 04

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 17 OF 19

BUILDING DESIGN & PROJECT MANAGEMENT

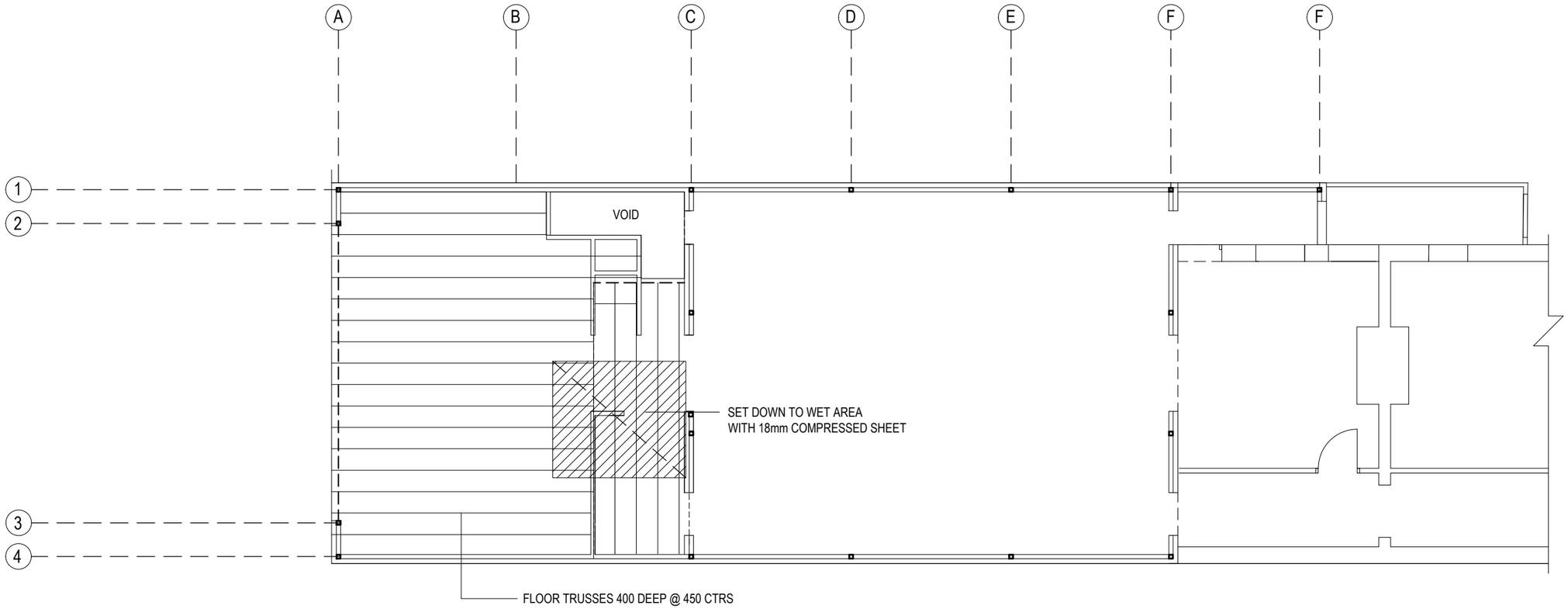
1B ROSE STREET
GLENELG SA 5045

PHONE: (08) 8294 0115
FAX: (08) 8294 0125
EMAIL: admin@diamantidesigns.com.au
WEB: www.diamantidesigns.com.au

CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE



UPPER FLOOR FRAMING PLAN
SCALE 1:100 @A3

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 18 OF 19

BUILDING DESIGN
&
PROJECT
MANAGEMENT

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GLENELG SA 5045

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CONSTRUCTION DRAWINGS

HEBEL CONSTRUCTION

CONFIRM ALL DIMENSIONS ON SITE

WINDOW SCHEDULE

STUD SIZE:90MM REVEAL SIZE: PLASTERBOARD

No.	ROOM	SIZE	TYPE
W01	BATH	1200X850	AAW OBSCURE
W02	HALL (EXTERNAL)	400X890	AFW CLEAR
W02	HALL (INTERNAL)	1200X890	AFW (OBSCURED TO 800 ABOVE SILL)
W03	HALL	1200X890	AFW CLEAR
W04	HALL (INTERNAL)	1200X890	AFW OBSCURED
W05	HALL (INTERNAL)	1200X890	AFW OBSCURED
W06	HALL (INTERNAL)	1200X890	AFW OBSCURED
W07	HALL (INTERNAL)	1200X890	AFW OBSCURED
W08	HALL (INTERNAL)	1200X890	AFW OBSCURED
W09	HALL (INTERNAL)	1200X890	AFW OBSCURED
W10	HALL (INTERNAL)	4500 DIA. ROUND	AFW OBSCURED
W11	HALL (INTERNAL)	4500 DIA. ROUND	AFW OBSCURED
W12	BEDROOM	850X3360	AAW CLEAR
W13	SITTING	2400X640	AFW CLEAR
W14	KITCHEN 2	1200X850	AAW OBSCURE

GLAZING SCHEDULE

1. WINDOW GLAZING SHALL COMPLY WITH AS 1288 (2006).
2. FOR GLASS LESS THAN 500mm ABOVE FLOOR LEVEL USE ORDINARY ANNEALED GLASS AS FOLLOWS:
-UP TO 0.1msq - 3mm THICK
-0.1 TO 0.3msq - 4mm THICK
-0.3 TO 2.0msq - 5mm THICK
3. OR USE GRADE 'A' SAFETY GLAZING MATERIALS MATERIALS FROM THE GLAZING CODE AS 1288 (2006)
4. FOR SHOWER SCREENS, SHOWER DOORS OR BATH ENCLOSURES USE LAMINATED SAFETY AS FOLLOWS:
-UP TO 2.0msq -5.38mm THICK
-2.0 TO 3.0msq -6.38mm THICK
-3.0 TO 5.0msq -8.38mm THICK
OR OTHER GRADE 'A' SAFETY GLASS MATERIAL

DOOR SCHEDULE

No.	ROOM	SIZE	TYPE
D01	GARAGE	2400X6200	PANEL LIFT
D02	GARAGE	2400X720 (DBL DOORS)	INTERNAL
D03	LAUNDRY	2400X1410	BIFOLD
D04	HALL	2400X720 (DBL DOORS)	INTERNAL
D05	KITCHEN	2400X820	INTERNAL
D06	U/S STORE	2400X720	INTERNAL
D07	BATH 1	2400X720 CLEAR GLASS	INTERNAL
D08	HALL	2400X720 (DBL DOORS)	INTERNAL
D09	TO LIVING	2400X720	INTERNAL
D10	BATH 1	2400X720	INTERNAL
D11	BEDROOM	2400X820	INTERNAL
D12	BATH 2	2400X720	INTERNAL
D13	BATH 2	2400X720	CAVITY SLIDING
D14	BEDROOM	2400X2110	SLIDING DOOR
D15	SITTING	2400X2110	SLIDING DOOR
D16	KITCHEN	2400X720	INTERNAL

WINDOW AND DOOR SCHEDULE

AMENDMENT A: 07.09.2016: UPDATE WD'S

CLIENT:
JULIAN COCHRAN

PROPOSED:
EXTENSION

SITE ADDRESS:
104 TYNTE STREET NORTH ADELAIDE

DATE: 22/10/2015

DRAWN: PR

SHEET: 23 OF 19

DIAMANTI DESIGNS
BUILDING DESIGN & PROJECT MANAGEMENT
1B ROSE STREET
GLENELG SA 5045

PHONE: (08) 8294 0115
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ARA Manufacture Pty Ltd
ABN 61 096 667 588

19 Tarringa Street, Regency Park SA 5010
PO Box 2237, Regency ParkSA 5942

www.sealeck.com.au/sales@sealeck.com.au

PH + 61 8 8243 7000 FX + 61 8 8243 7050

Quotation Only

0409 695 961

TO: Lara Homburg

COMPANY: Diamanti Design Development

FAX NUMBER: **PHONE NUMBER:**

FROM: Steve Pinder **email:** spinder@sealeck.com.au

DATE: 4 April 2018 **TIME:** 1:19 PM **PAGES:** 2
Including this page

SUBJECT: Fire Rated Windows -/60/- Integrity Only

Our quote number **QASP- 9963b** refers, validity period 30 days.
Our price to supply only the following items all as per our standard technical data sheets which can be downloaded from our web site www.sealeck.com.au

---

4 only ~~1500~~ 1100mmH x 900mmW 1HR -/60/- integrity only Fire Rated window system supplied with 13mm Pilkington Pyrodur external grade fire rated glass in a 4 sided Forster Presto steel window frame with no centre mullion manufactured from 1.6mm galvabond steel in a standard powder coated finish

$9,740.00 + GST (packed & ready for pick up)

Frame colour ?

Please Note:

Glazing to be done on site by others
No allowance has been made for any installation or site works.
No allowance has been made for delivery

Price Notes:

1. Prices shown do not include GST, if sold within Australia GST of 10% applies over and above the prices shown.

2. Prices shown are based upon supply against a purchase order under Sealeck standard terms and conditions following completion and approval of a Sealeck credit application attached to this quotation or previously provided. In the event that supply is to be based upon a contract or purchase order with terms defined by the customer then a **10% premium** will apply to the quoted price shown above.

3. The Sealeck Group does not under any circumstances accept supplier Retentions or Liquidated damages.

Payment terms:

- For a Sealeck approved terms and conditions purchase order (see item 2 above) payment at 30 days following the end of the month of supply, or

- Cash terms 35% deposit, balance prior to delivery.

Warranty:

- Sealeck products and or products supplied under this quotation are warranted against defective materials and defective workmanship for a period of 12 months from supply except for relevant exclusion clauses as noted in our Warranty document (http://www.sealeck.com.au/index.php/about). Sealeck will replace or repair at its option all items at or to the original point of supply. Sealeck will not accept consequential loss.

Lead time:

- Lead time to despatch is approx three to four weeks from date of shop drawing approval.

Regards,

Steve Pinder

PYROPANEL

ASSA ABLOY

FIRE RATED GLAZING

Pyrodur™ -/60/- fire window

DESCRIPTION

Steel framed fire rated window providing one hour of integrity only protection with perfectly clear Pilkington Pyrodur™ insulating glass, this system is a great solution for applications requiring certified fire resistance, with a requirement for clear glass and the added safety benefit of radiation protection.

APPLICATIONS

Car parks, factories and boundary walls, domestic houses or wherever there is a need for integrity only protection with a need to protect the building and occupants against the effect of radiant heat transmission.

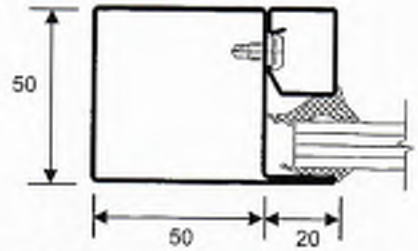
FEATURES

- Fully certified to Australian Standards AS1530.4
- -/60/- FRL
- Reduces radiant heat transmission by 90%
- Glass provides at least 10 minutes of insulation protection
- Internal and External applications
- 13mm Pilkington Pyrodur™ insulating clear glass (*18mm Pilkington Pyrostop may be used on large panes*)
- Non insulated Forster® Presto steel framing system
- Class A impact rated to AS2208
- Single panes up to 2900mm(h) x 1400mm(w) per pane
- Multi pane systems available using mullion and transom
- Arched windows
- Can be integrated into steel framed glass fire doors (*Contact Pyropanel for more information*)
- Standard finish is Prime Painted, ready for undercoating and top coat

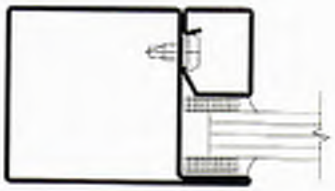
OPTIONAL EXTRAS

- Stainless Steel frames
- Powdercoating

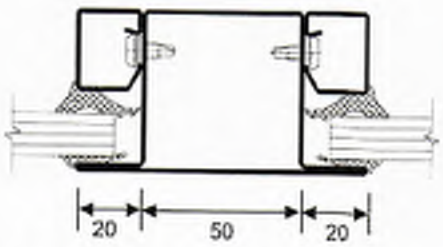
PROFILES



Standard profile with rubber beading (internal application)



Standard profile with silicone beading (internal or external application)



Standard mullion and transom profile

MODELS AVAILABLE

Model	FRL	Glass Thickness	Max pane size - Single or continuous
PFWS-PD60/-	-/60/-	13mm	2900 (h) x 1400mm (w)

HOW TO SPECIFY

Eg, "Window to be fully tested and certified Pyropanel Fire Window PFWS-PD60/-, -/60/- FRL, incorporating Forster non-insulated steel frame and 13mm Pilkington Pyrodur™ clear intumescent glass, with rubber beading / silicone weather seal. System available from Pyropanel Developments"*

* denotes example - delete, change or specify as required

Pyropanel Developments Pty Ltd
Unit 1, 97 Lewis Rd, Wantirna South, Vic 3152
Ph: **(03) 9837 8500** Fax: (03) 9837 8550
Email: **sales@pyropanel.com.au**
Web: **www.pyropanel.com.au**

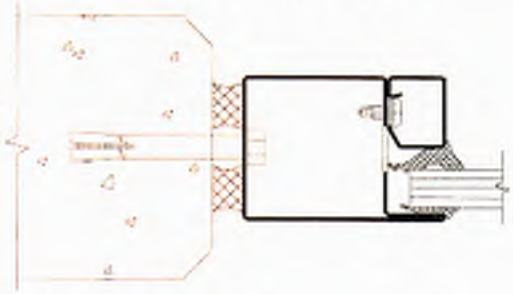
Distributed by:

FIRE RATED GLAZING

Pyrodur™ -/60/- fire window

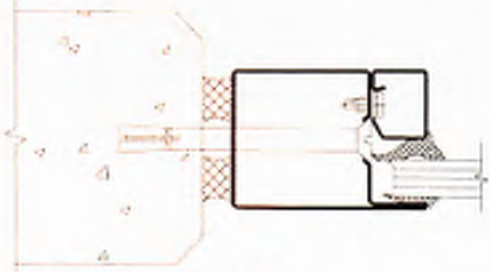
WALL ABUTMENTS AND BUILDING IN DETAILS

All windows must be tightly sealed to surrounding fire rated wall using Pyropanel Multiflex fire rated acrylic sealant or approved equivalent. For external applications, an additional layer of weather resistant silicone must be applied to the exposed Multiflex to create a water resistant barrier. All required flashings are by builder or other parties. Most fixings are approved for most wall types.



Fixing type FTP01

M6 Dynabolt into masonry wall at max 600mm centers. Can only be used for site glazed applications. Fixings to 3 sides minimum.



Fixing type FTP02

M6 Flat head Dynabolt into masonry wall at max 600mm centers. Can only be used for site glazed applications. Fixings to 3 sides minimum.

GLASS DATA

Product	Nominal Thickness (mm)	Application	Integrity (mins)	Insulation (mins)	Sound Reduction** (db)	Light transmission %	U-Value (W/m^2k)	Approx weight of glass (kg/m^2)	Approx weight of glass and frame (kg/m^2)
Pyrodur™	13	Internal / External	60	-	38	86	5.3	31	31

Pyropanel Developments Pty Ltd
Unit 1, 97 Lewis Rd, Wantirna South, Vic 3152
Ph: **(03) 9837 8500** Fax: (03) 9837 8550
Email: **sales@pyropanel.com.au**
Web: **www.pyropanel.com.au**

Distributed by:

PYROPANEL

ASSA ABLOY

TECH SHEET: FW-04

Issue date: 16-04-2015 Expiry date: 31-12-2016

FIRE RATED GLAZING

Pyrostop -/60/60 and -/60/30 fire

DESCRIPTION

Insulated steel framed fire rated window providing one hour of integrity and insulation protection with perfectly clear Pilkington Pyrostop™ insulating glass, this system is a great solution for applications requiring certified fire resistance for both integrity and insulation and the added safety benefit of radiation protection.

APPLICATIONS

Fire escapes, smoke lobbies, computer rooms, car parks and factories, boundary walls, domestic houses or wherever there is a need for integrity and insulation protection, with the need to protect the building and occupants against the spread of fire due to radiant heat transmission.

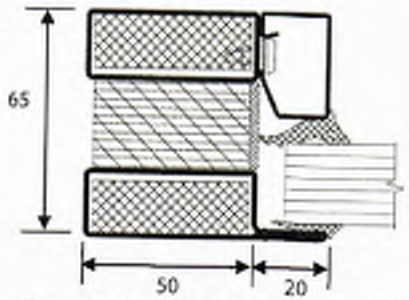
FEATURES

- Fully certified to Australian Standards AS1530.4
- -/60/60 FRL using 23mm Pilkington Pyrostop™ for internal applications, and 27mm for external applications
- -/60/30 FRL using 18mm Pilkington Pyrostop™ for both internal and external applications
- Reduces radiant heat transmission by 98%
- Internal and External applications
- Light transmission comparable to 5mm float glass
- Forster® Fuego Light triple insulated framing system
- Class A impact rated to AS2208
- Multi pane systems available using mullion and transom
- Arched windows
- Can be integrated into steel framed -/60/30 glass fire doors (*Refer metal glass fire door tech sheet FD-06 for more information*)
- Standard finish is Prime Painted, ready for undercoating and top coat
- Adjacent wall constructions including continuous screens, lightweight plasterboard walls and masonry walls

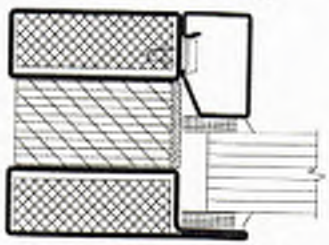
OPTIONAL EXTRAS

- Stainless Steel frames
- Powdercoating

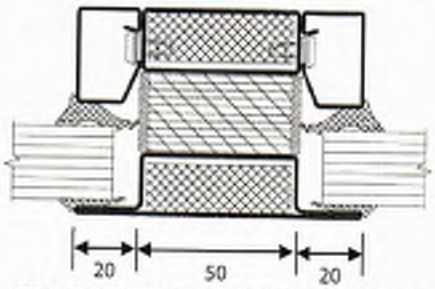
PROFILES



Standard profile with rubber beading (internal application)



Standard profile with silicone beading (internal or external application)



Standard mullion and transom profile

MODELS AVAILABLE

Model	FRL	Glass Thickness	Max pane size
PFWS-PS60/60	-/60/60	23 or 27mm	2865 (h) x 1465mm(w)
PFWS-PS60/30	-/60/30	18mm	2830 (h) x 1320mm(w)

HOW TO SPECIFY

Eg, "Window to be Pyropanel Fire Window PFWS-PS60/60 , -/60/60 FRL, incorporating Forster steel frame and 23mm / 27mm Pilkington PyrostopTM glass, with rubber beading / silicone weather seal*. System available from Pyropanel Developments"*

* denotes example - delete, change or specify as required

Pyropanel Developments Pty Ltd
Unit 1, 97 Lewis Rd, Wantirna South, Vic 3152
Ph: **(03) 9837 8500** Fax: (03) 9837 8550
Email: **sales@pyropanel.com.au**
Web: **www.pyropanel.com.au**

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Commercial & Industrial Door Systems

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CASH SALE

Tax Invoice 00084661

Ship To:
DIAMANTI DESIGN DEVELOPMENT

CALL JOHN BEFORE DELIVERY
0411 117 484
107 TYNTE STREET NORTH ADELAIDE

SALES AREA	ORDER NO.	SHIP VIA	TERMS	DATE	PAGE
STEVE PINDER	DIAMANTI AP45	LOCAL	Prepaid	20/06/2018	Page 1 of 1

STOCK CODE	DESCRIPTION	JOB #	QTY	PRICE	VALUE	COD
4-0200	FIRE RATED WINDOWS (4) 1601 INTEGRITY ONLY P/C WHITE SATIN GLAZED ON SITE BY OTHERS 40% DEPOSIT IS REQUIRED PRIOR TO MANUFACTURE $3,559.60 BALANCE PRIOR TO DESPATCH	D1P	1	$8,090.00	$8,090.00	GST

VISA & MASTERCARD PAYMENTS WILL INCUR A FEE OF 1.5%

PLEASE NOTE OUR NEW BANK DETAILS BELOW:

PLEASE QUOTE INVOICE NUMBER WHEN PAYING ACCOUNTS BY EFT

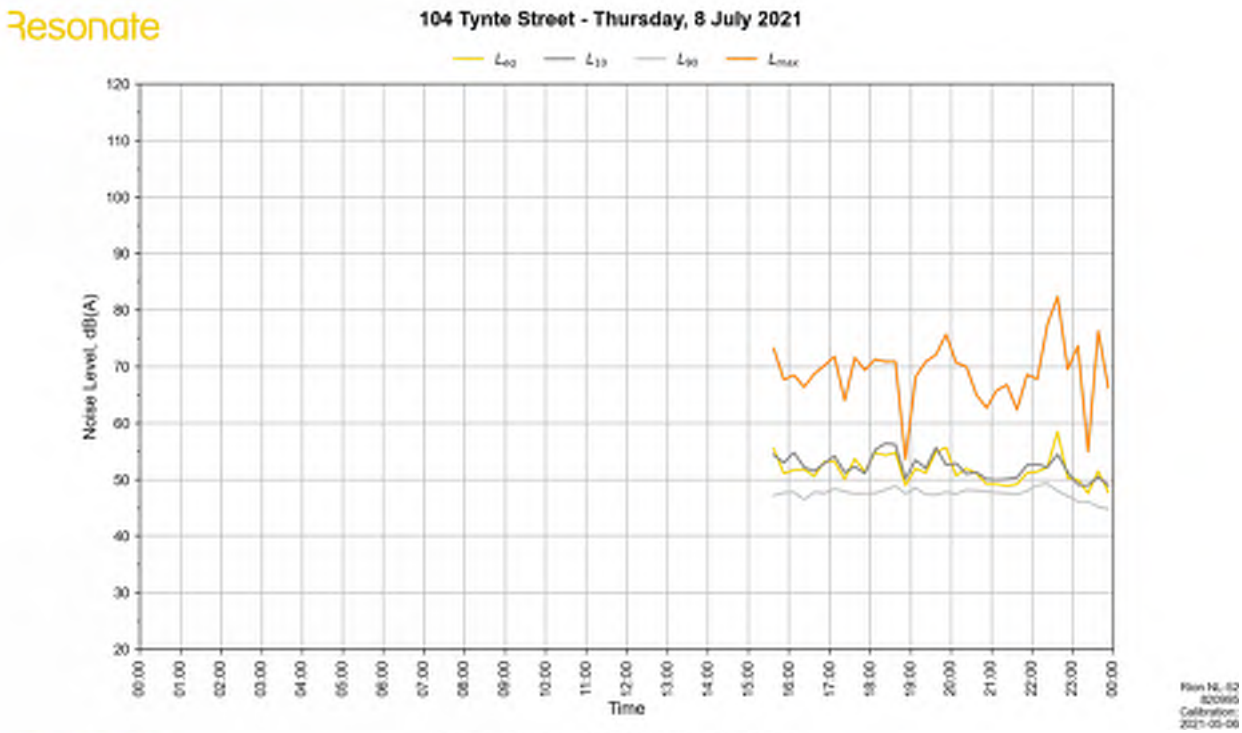
TITLE OF GOODS SHALL NOT PASS UNTIL FULL PAYMENT HAS BEEN MADE

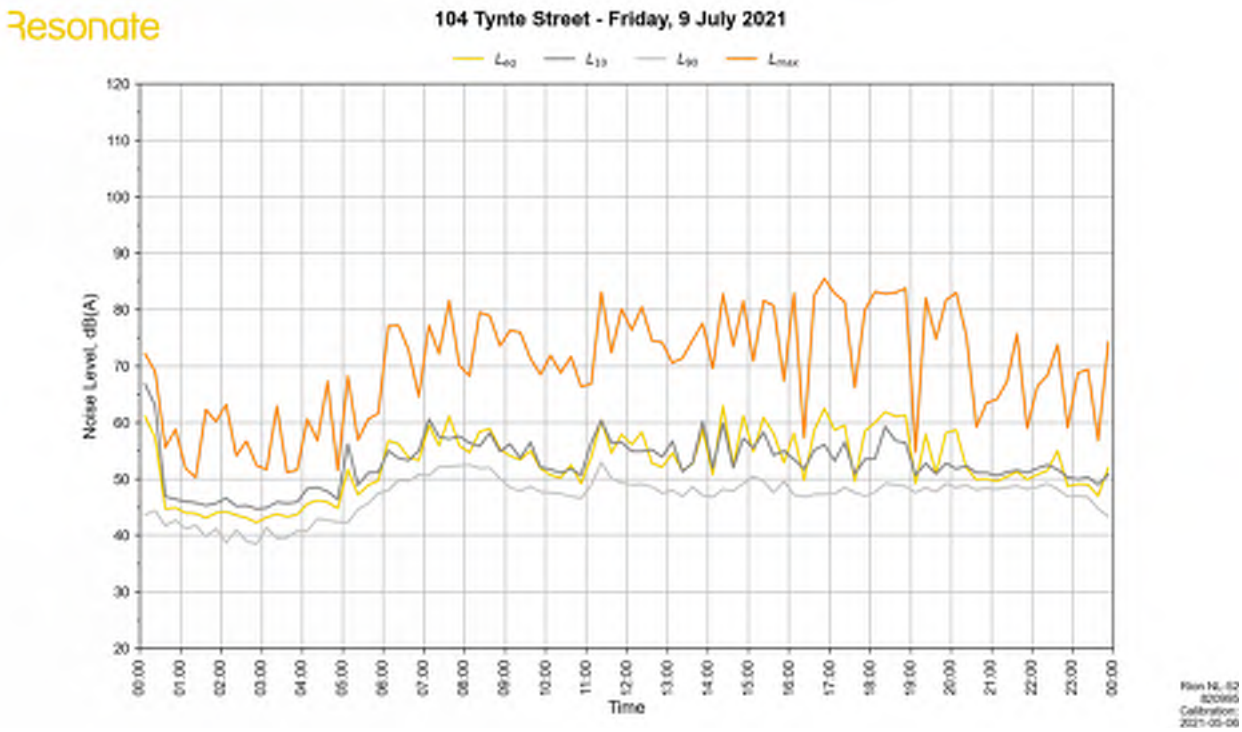
ACCOUNT DETAILS: WESTPAC
A/C NAME: ARA MANUFACTURE P/L
BSB: 032-267
A/C NO: 36 2445

SALE	$8,090.00
FREIGHT	$0.00
GST	$809.00
TOTAL	$8,899.00
AMOUNT PAID	$3,559.60
BALANCE	**$5,339.40**

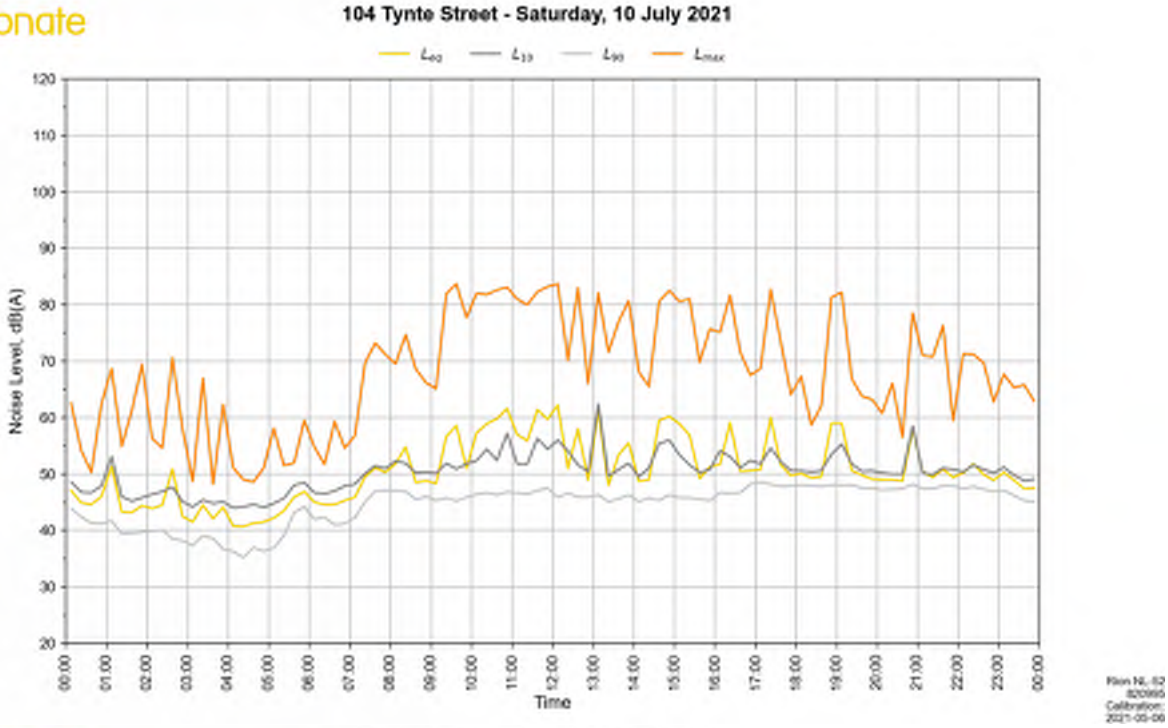
ARA MANUFACTURE PTY LTD
T/AS SEALECK DOORS & WINDOWS | MONARCH | RENLITA OVERHEAD DOORS
19 TAMINGA STREET, REGENCY PARK SA 5010
PO BOX 2237, REGENCY PARK SA 5942
PH: + 61 8 8243 7000 | FX: + 61 8 8243 7050
Accounts: admin@sealeck.com.au

Appendix B – Daily Noise Monitoring Plots





Resonate



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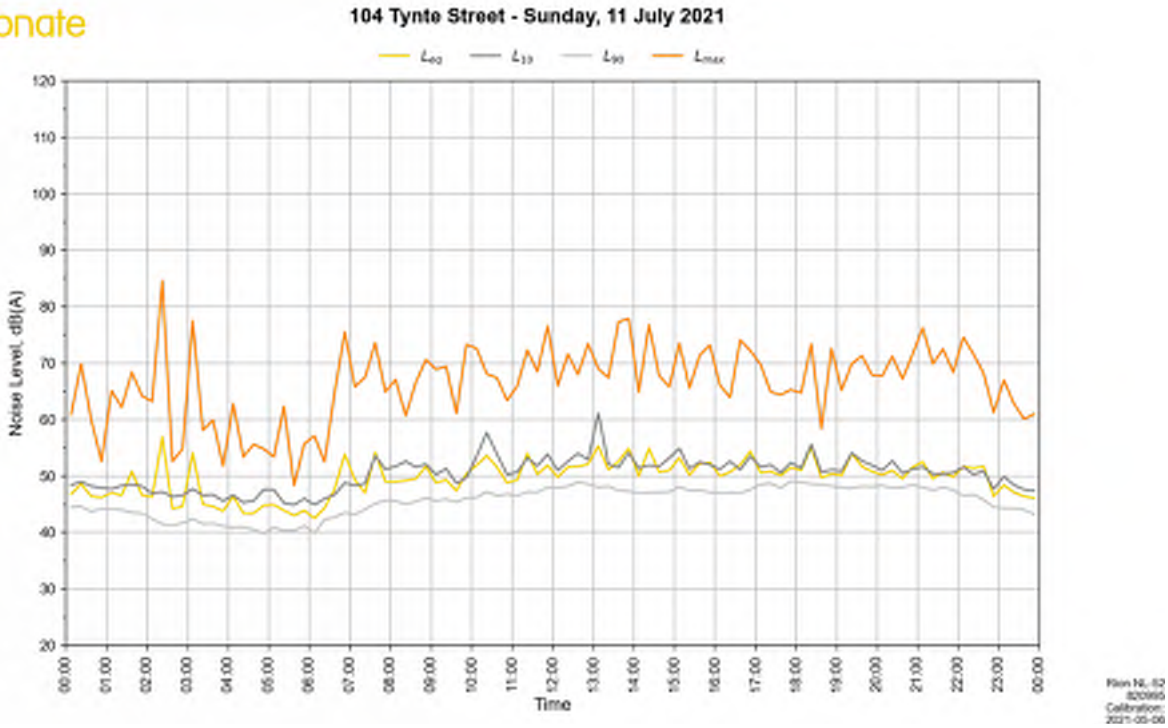
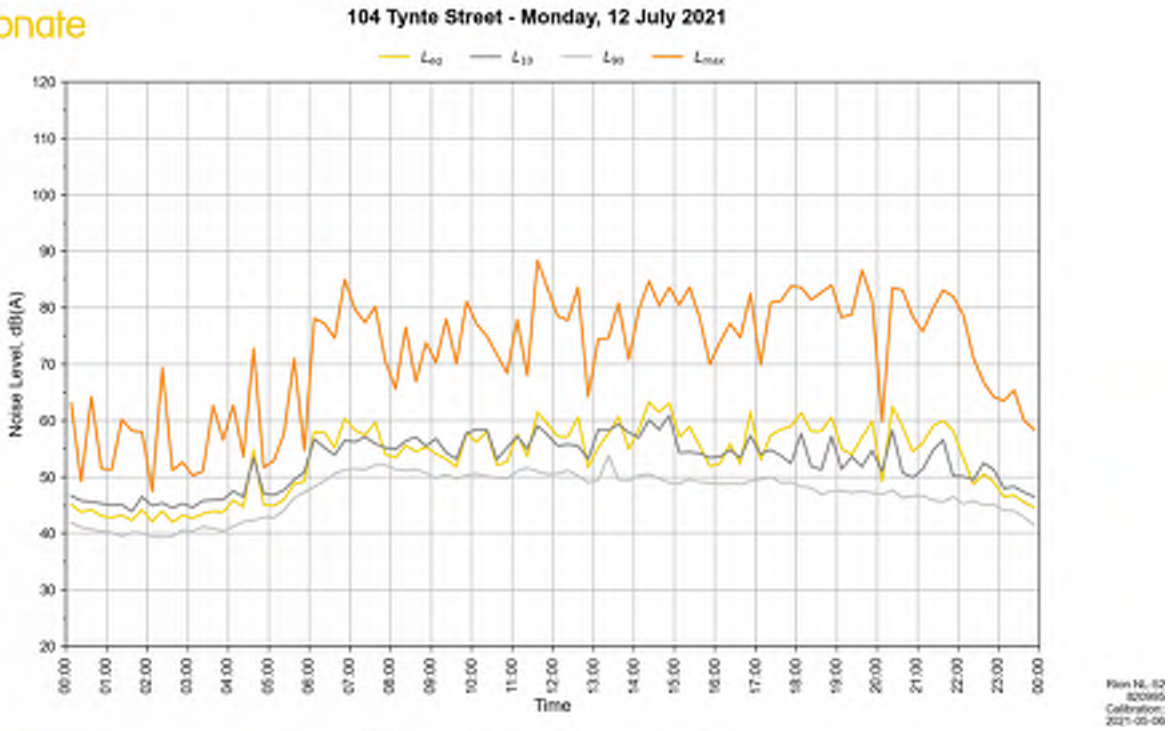


Resonate



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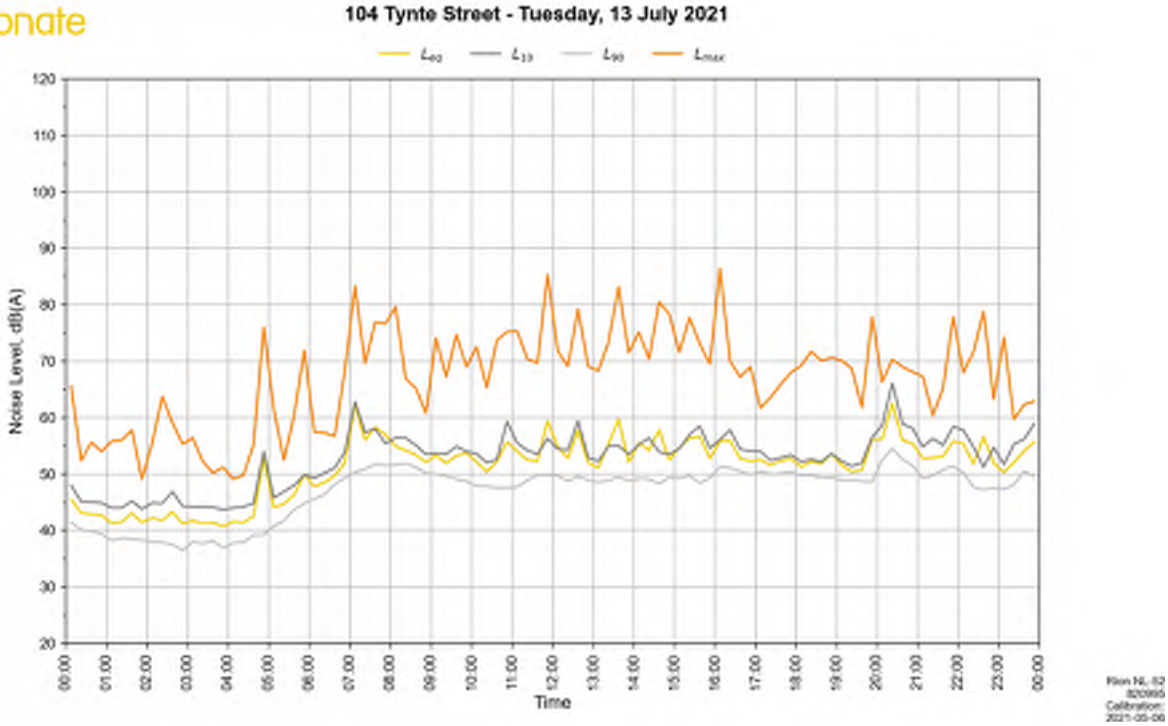

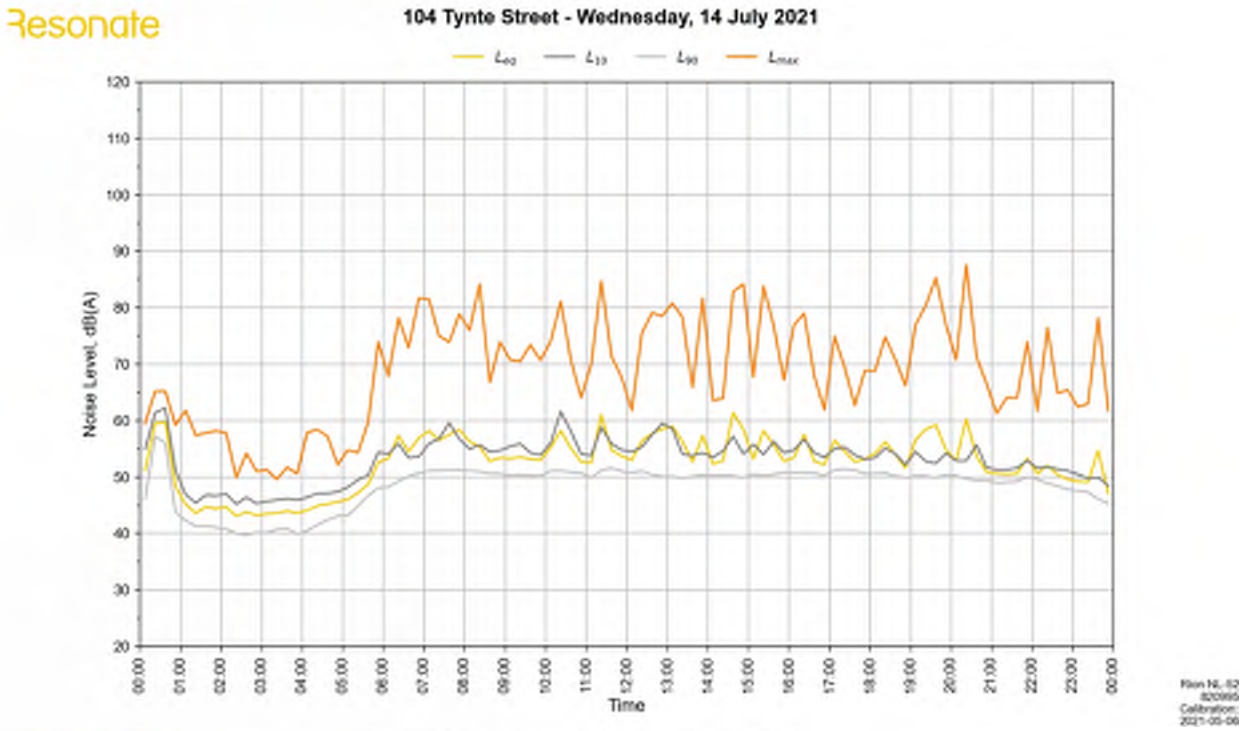
Resonate
104 Tynte Street - Wednesday, 14 July 2021
L_{eq} L_{10} L_{90} L_{max}
Noise Level, dB(A)
120
110
100
90
80
70
60
50
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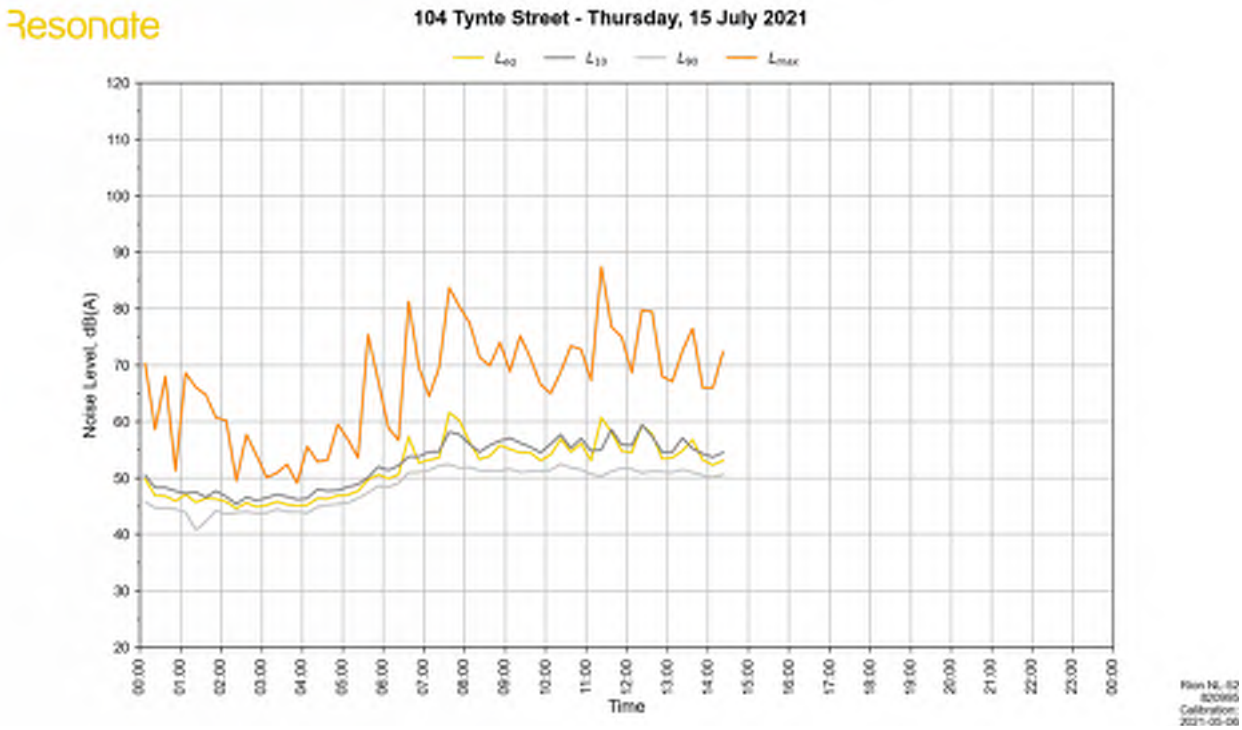
30
20
00:00 01:00 02:00 03:00 04:00 05:00 06:00 07:00 08:00 09:00 10:00 11:00 12:00 13:00 14:00 15:00 16:00 17:00 18:00 19:00 20:00 21:00 22:00 23:00 00:00
Time


Resonate
104 Tynte Street - Thursday, 15 July 2021
L_{eq} L_{10} L_{90} L_{max}
Noise Level, dB(A)
120
110
100
90
80
70
60
50
40
30
20
00:00 01:00 02:00 03:00 04:00 05:00 06:00 07:00 08:00 09:00 10:00 11:00 12:00 13:00 14:00 15:00 16:00 17:00 18:00 19:00 20:00 21:00 22:00 23:00 00:00
Time

ATTACHMENT 2 – Subject Land & Locality Plan

LEGEND

- **Subject Site**
- **Locality**
- **Local Heritage Place**
- **State Heritage Place**

ATTACHMENT 3 – Zoning Map

LEGEND

Subject Site

City Main Street

City Living Zone

ATTACHMENT 4 – Representation Map

LEGEND

Subject Site

Properties Notified

R **Representor in Support**

R **Representor that opposes**

Representors 1, 2, 3, 4, 5, 6, 7, 8 & 9 (in support) are located outside the locality and not shown on map

ATTACHMENT 5

Representations

Details of Representations

Application Summary

Application ID	21008236
Proposal	Change of use from Dwelling to Performance Art Centre
Location	104 TYNTE ST NORTH ADELAIDE SA 5006

Representations

Representor 1 - Stephen Fitzgerald

Name	Stephen Fitzgerald
Address	35 TYNTE STREET NORTH ADELAIDE SA, 5006 Australia
Phone Number	0428833334
Email Address	stephenpfitzgerald@yahoo.com
Submission Date	23/02/2022 10:40 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	Dear Sir/Madam, With regards the development at 104 Tynte Street North Adelaide I should like to offer support. The proposed change of function from residential to classical music concert hall should enrich the cultural life of the city and add colour to the area. I sincerely hope the council allows public concerts in this hall, an exciting new venue for the city. Yours Faithfully, Stephen Fitzgerald 35 Tynte Street North Adelaide phone 0428833334

Attached Documents

Submission-StepehnFitzgerald-35TynteStreet-2271690.jpg

FW: application ID 21008236

DR

DIT:SPC Reps <SPCReps@sa.gov.au>
To Duty Planner

Reply | Reply All | Forward

Wed 23/02/2022 10:02 AM

OFFICIAL

Hi folks

I believe council is the authority for this one.

Cheers,

David

State Planning Commission - Representations
Planning and Land Use Services
Attorney General's Department
• spcreps@sa.gov.au
Level 5, 50 Flinders Street, Adelaide SA 5000 • PO Box 1815, Adelaide SA 5001 • DX 171

From: Stephen Fitzgerald [mailto:stephenpfitzgerald@yahoo.com]
Sent: Tuesday, 22 February 2022 9:11 PM
To: DIT:SPC Reps <scapreps@sa.gov.au>
Subject: application ID 21008236

Dear Sir/Madam,
With regards the development at 104 Tynte Street North Adelaide I should like to offer support. The proposed change of function from residential to classical music concert hall should enrich the cultural life of the city and add colour to the area. I sincerely hope the council allows public concerts in this hall, an exciting new venue for the city.
Yours Faithfully,
Stephen Fitzgerald
35 Tynte Street North Adelaide
phone 0428833334

Representations

Representor 2 - Lyndal Sterenberg

Name	Lyndal Sterenberg
Address	60 Childers Street NORTH ADELAIDE SA, 5006 Australia
Phone Number	0439687099
Email Address	Lyndalsterenberg@hotmail.com
Submission Date	25/02/2022 08:04 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development
Reasons	I believe planning consent should be granted. I am grateful that a private individual has invested in creating a thoughtful and beautiful space for public performances, one where we can sit, imagine, and lose ourselves in our thoughts to truly enjoy a range of artistic endeavours. The culture of SA and our community will be enriched as a result. It is wonderful to see this level of craftsmanship too, that we would normally need to travel to Europe to enjoy. It is sure to become a national attraction and a gem in Adelaide's crown. I am a long term North Adelaide resident and a parent. I know that this hall will influence a new appreciation for music and artistic endeavour. I fully support the approval for this space to become one for performance.

Attached Documents

Representations

Representor 3 - Nick Sterenberg

Name	Nick Sterenberg
Address	60 Childers Street NORTH ADELAIDE SA, 5006 Australia
Phone Number	0413945903
Email Address	Nicks@coopers.com.au
Submission Date	25/02/2022 08:07 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	This is a world class amenity for the residents of North Adelaide and the whole of South Australia. This hall is a mirror of those in Europe and provides an opportunity for us to experience another era without the expense of travel. I fully support the approval.

Attached Documents

Representations

Representor 4 - Charlotte Sterenberg

Name	Charlotte Sterenberg
Address	60 Childers Street NORTH ADELAIDE SA, 5006 Australia
Phone Number	0422430435
Email Address	Charlottesterenberg@outlook.com
Submission Date	27/02/2022 06:30 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	I think it's a grate opportunity for classical music to be showcased to the local and wider Adelaide community.

Attached Documents

Representations

Representor 5 - John Roberts

Name	John Roberts
Address	73 Tynte St NORTH ADELAIDE SA, 5006 Australia
Phone Number	0466104088
Email Address	j_r@ihug.com.au
Submission Date	28/02/2022 01:14 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	I believe that planning consent should be granted as the application offers a rare opportunity to establish a venue which will become an asset to the area. Given the limited size of the venue, it is highly unlikely to cause any disturbance to surrounding residential amenity. The type of entertainment to be offered will be unique in the surrounding area. The quality of the venue's outfitting (tiles, plasterwork, light fittings, etc.) indicate that the venue's offerings will be of extremely high quality.

Attached Documents

Representations

Representor 6 - Carlo Galeano

Name	Carlo Galeano
Address	2 Garfield Street, Klemzig ADELAIDE SA, 5087 Australia
Phone Number	0412795970
Email Address	carlogaleano@internode.on.net
Submission Date	01/03/2022 12:37 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	The space offers a unique opportunity for high level and quality musical and artistic events and initiatives to be performed. Non amplified and non percussion sound components should enhance the acoustic vitality of the design and volume. Hopefully it will encourage others to make use of a wonderful and character filled area.

Attached Documents

Representations

Representor 7 - Mia Salvestrin

Name	Mia Salvestrin
Address	15 Curtis street NORTH ADELAIDE SA, 5006 Australia
Phone Number	0439483732
Email Address	mia_sal@hotmail.com
Submission Date	01/03/2022 05:42 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

Representations

Representor 8 - Jennifer Ehrlich

Name	Jennifer Ehrlich
Address	84 Gover Street NORTH ADELAIDE SA, 5006 Australia
Phone Number	412555910
Email Address	jehrlich@bigpond.net.au
Submission Date	01/03/2022 06:05 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	What a gift this talented composer has given Adelaide, such vision. This must be appreciated and allowed to be utilised to the fullest capacity

Attached Documents

Representations

Representor 9 - Charlotte Ehrlich

Name	Charlotte Ehrlich
Address	56 Gover St NORTH ADELAIDE SA, 5006 Australia
Phone Number	0412202606
Email Address	ehrlichc@bigpond.net.au
Submission Date	01/03/2022 07:39 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	I truly believe that this is a magnificent development and will greatly add the the amenity and cultural life of North Adelaide and the greater City of Adelaide.

Attached Documents

Representations

Representor 10 - Julie Johnson

Name	Julie Johnson
Address	13 George Street NORTH ADELAIDE SA, 5006 Australia
Phone Number	0401251693
Email Address	julie.johnson1042@gmail.com
Submission Date	08/03/2022 04:00 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	See attached objection submission

Attached Documents

Planning_objection20220308_16263406.jpg
Planning_objection20220308_16264777.jpg

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	Julian Cochran
Development Number:	21008236
Nature of Development:	Change of use from Dwelling to Performance Art Centre
Zone/Sub-zone/Overlay:	104 Tynte Street, North Adelaide *[zone/sub-zone/overlay of subject land]*
Subject Land:	104 Tynte Street, North Adelaide SA 5006 CT5372/880 F183541AL269
Contact Officer:	Adelaide City Council Planning
Phone Number:	82037185
Close Date:	9/3/2022 at 11:59pm

My name*: Julie Johnson	My Phone Number: 0401251693
My postal address*: 13 George St, North Adelaide	My email:julie.johnson1042@gmail.com

** Indicates mandatory information*

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:

My home is located in the northern site from this development within the City Living Zone. This development application will greatly impact the quiet enjoyment of living to any homes living along that area of George St, where the rear of the homes are access for vehicles to the home via laneway and the front of the homes overlook George St. The laneway isdirectly behind this proposed development.

Noise: Instruments – Use of instruments during the hours of operation will definitely be heard at 13 George St, North Adelaide and adjoining residential properties, which are located to the North of this application
The hours of operation in the report state music/concerts for 40 people (which the report states, at this stage), if approval is granted to change the land use I believe this would then possibly increase). As it stands 40 people coming and going during the day and evening in what is a quiet residential area would definitely be heard and intrusive to normal enjoyment of residential living.- 13 George St is in the "City Living Zone" not in a commercial living zone etc. Noise from instruments will also be heard during the day and later hours of an evening. Do not accept the written report that advises it wont affect the homes in George St.

Parking PO 5.1 - Report makes mention of parking at front on Tynte St, hours of operation of some classes etc would be – only 2 car parks and yet crowd expected occupancy is 40 (at this point, could

increase with time). Times of the lessons would be during school pick/up drop off time which is busy usually and difficult to get a park.
Main other concern with Parking is in the laneway behind 104 Tynte Street, where the two car garage is in the report. This laneway is small and should be kept clear for movement of vehicles that come out of the homes. If this premises is changed from Residential to Commercial use envisage delivery of items through that laneway will increase dramatically and cause blockages etc for movement of residence. This laneway area is already seeing congestions (which usually wasn't there) from the business that presently occupy shops facing onto O'Connell St.
Believe there will be a visual change with the suggested application due to this increase in traffic in itself, around what is presently a very small driving area. Creating more hazards for traffic and children coming from schools etc. Also if it's a gallery, maybe there will be large pieces of art coming and going through back access with large trucks, which this lane way definitely will not cater for, without blocking/restricting traffic for residents in the residential homes North of the proposed development site.

Zoning Category Change Concern - Concern also that if zoning category changed sets a precedent for other residential to apply for this change in category and then we no longer have "City Living Zone" conditions, we have commercial and industrial conditions, which will severely impact the quality of City Living Zone.

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal, which does not include the:
  - Click here to enter text. *[list any accepted or deemed-to-satisfy elements of the development].*

I: ☒ wish to be heard in support of my submission*
☐ do not wish to be heard in support of my submission

By: ☒ appearing personally
☐ being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: Julie Johnson Date: 8/3/2022

Return Address: City of Adelaide – Planning and Development

Email: planning@cityofadelaide.com.au *[relevant authority email address]* or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Representations

Representor 11 - Mary-Louise Rogers

Name	Mary-Louise Rogers
Address	17 GEORGE STREET NORTH ADELAIDE SA, 5006 Australia
Phone Number	0400152991
Email Address	mary-louise.rogers@flinders.edu.au
Submission Date	09/03/2022 09:56 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	Please see attachment

Attached Documents

Representation-MsRogers-2371279.pdf

Objection to Change of use from Dwelling to Performance Art Centre application 21008236

MR
Mary-Louise Rogers <mary-louise.rogers@flinders.edu.au>
To Duty Planner

Reply | Reply All | Forward

Tue 8/03/2022 5:55 PM

Representation_on_Application_-_Performance_Assessed_Development.pdf
120 KB

Dear planning Authority

Please find my objection to the Change of premise use at 104 Tynte Street North Adelaide

Kind. Regards

Mary-Louise Rogers

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	Julian Cochran *[applicant name]*
Development Number:	21008236 *[development application number]*
Nature of Development:	The change of use from dwelling to a classical music centre *[development description of performance assessed elements]*
Zone/Sub-zone/Overlay:	City Living *[zone/sub-zone/overlay of subject land]*
Subject Land:	104 Tynte Street *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	City of Adelaide Planning Officer *[relevant authority name]*
Phone Number:	08 82037185 *[authority phone]*
Close Date:	9/3/2022 *[closing date for submissions]*

My name*: A/Prof Mary-Louise Rogers	My phone number: 0400152991
My postal address*: 17 George Street North Adelaide	My email: mary-louise.rogers@flinders.edu.au

* *Indicates mandatory information*

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 refused are on the grounds of lack of testing for noise at my property, and issues with accessing my property from Lohrman street.

I am an owner occupier at 17 George Street North Adelaide. I oppose the plans because the noise level has not been assessed on my premises, nor has access to the rear garage from Lorhman St. I am a rate payer who should expect not to be disturbed at my premises, nor prevented from accessing and exiting my garage.

At no stage have I been approached by the owners of 104 Tynte street to assess noise that may interfere with my living. Further, there is an incomplete Environment Noise Assessment by “Resonate” consultants attached to the plans. This is evidenced by on page 9: “measurements to assess compliance were not undertaken closer to the noise sensitive receivers at 13A – 19A George Street.” As such I reject the assessment.

In addition, I have grave fears for my ability to get my car in and out of my carport.

Access has not been assessed, and I think does not comply with P.O 5.1.1.
My garage door is directly behind the rear garage door of 104 Tynte Street, and over the last 5 years I have had to ask workmen at the rear of 104 Tynte street to move cars that are hindering my exit, so I can

go to my employment. Once people are using 104 Tynte Street during the day and or evening, I fear there will be many issues re my entry and exit to my property.
This objection is in relation to highlighted sections: the site does not meet requirements PO 5.1; “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:

1. providing access from minor streets, or side or rear lanes provided road width is suitable and the traffic generation does not unreasonably impact residential amenities.

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal, which does not include the:
  - Click here to enter text. [*list any accepted or deemed-to-satisfy elements of the development]*.

I:	☒	wish to be heard in support of my submission*
	☐	do not wish to be heard in support of my submission
By:	☒	appearing personally
	☐	being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature:  Date: 9/03/2022

Return Address: Click here to enter text. *[relevant authority postal address]* or

Email: mary-louise.rogers@flinders.edu.au *[relevant authority email address]* or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

ATTACHMENT 6

Response to Representations

PO BOX 9061 HENLEY BEACH SOUTH SA 5022
Phone: 08 7 070 7496 I Mobile: 0478 509 777
Email: bill@townplanningadvisors.com.au
Website: www.townplanningadvisors.com.au

TOWN PLANNING ADVISORS

4 April 2022

Helen Dand
Manager City Development
Adelaide City Council

Dear Helen,

Response to Representations

Application ID	**21008236**
Proposal	**Change of use from Dwelling to Performance Art Centre**
Location	**104 Tynte Street, North Adelaide**

1. Introduction

Town Planning Advisors has been engaged to prepare a response to representations for the above-mentioned Development Application.

2. Representations

A total of 11 representations were received during the public notification period, 9 of which were in support, while 2 opposed the development. The comments received from representors during public notification raised concern with the proposal and are summarised under the following headings:

- Suitability of land use
- Traffic and parking and Pedestrian safety
- Noise concerns

We have carefully considered the points raised in the representations and discussed each item with the applicant. We provide the following response in attempt to appease those concerns.

3. Response to Representations

Suitability of land use

Concerns have been cited that in the event the development is approved, it may set a precedent for other non-residential land uses to establish within the City Living Zone. It should be acknowledged the Zone contemplates non-residential land uses as identified in Desired Outcome 1 which reads:

> *…Small scale employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.*

This outcome is reinforced by Performance Outcome 1.1 (my underline):

> *Diverse housing and accommodation complemented by a range of compatible non-residential uses supporting an active and convenient neighbourhood.*

Desired Outcome 1 and Performance Outcome 1.1 of the Zone identify an intent to accommodate a mix of residential and non-residential land uses, provided they do not impact upon the amenity of the locality.

It is clear the locality is not that of a truly typical residential setting. The land representing an allotment which lies at an interface between the City Main Street Zone and City Living Zone which assists in providing transition between the two Zones. The land is in a strategic location which supports the characteristics of the locality.

The land is located a short distance from a Main Street Zone (to the west and south), which accommodates a number of non-residentials land uses, complementary to the nearby City Living Zone. We also note a number of existing non-residential land uses in the City Living Zone and immediate locality, most notably:

- Amarin Thai (now closed however contains existing use rights) – 108 Tynte Street
- Atomix – 102 Tynte Street
- Adelaide Swords Club – 62 to 80 Tynte Street
- Perrymans Bakery – 54 Tynte Street
- Tynte Street Butcher – 48 Tynte Street
- Ceffeteca – 53 Tynte Street
- Accept Disability Care – 46 Tynte Street

In the event a change in land use were applied for on nearby land, that application would be subject to a full assessment by Council. This would involve an assessment on the suitability of (but not limited to) land use, car parking and amenity implications.

For these reasons, the development is not considered to set a precedent for future development, rather, it is one which complements the surrounding area. We find this development one which is contemplated by the Zone and shall complement the nature of the locality.

Traffic and parking and Pedestrian safety

The concerns with regard to existing traffic conditions and congestion are noted; however, we reinforce the points listed in the initial planning report submitted to Council. The proposal aims to utilise existing car parking arrangements together with on-street parking and other public car parking opportunities.

The land use is one which could be considered small scale in that is not intended to attract a large number of visitors to the site. Recitals will only occur 2 to 3 times a week and can only host a maximum of 40 people. The remainder of the activities which include one on one music lessons, keynote speaking, fairy tales reading, and the classical music school will attract limited numbers of visitors.

It is also noted the land use located in close proximity to O'Connell Street, which contains a number of other non-residential land uses. As a result, it is acknowledged there is a high chance of visitors carrying out day-to-day activities along O'Connell Street and when required to access the land, being carried out on foot.

These considerations are supported by Performance Outcome 5.1 of the Car Parking General Development Policies which states (my underline):

> *Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:*
>
> *(a) Availability of on-street car parking*
> *(b) Shared use of other parking areas*
> *(c) In relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared*
> *(d) The adaptive reuse of a State or Local Heritage Place.*

The provision of on-site parking is not considered fatal to the ability of the site to function appropriately. The availability of public parking areas on nearby land shall meet typical peak parking demands generated by the development.

The existing garage spaces are to be used by staff and performers at the Studio. This area is not to be used for deliveries or visitors to the land and therefore, we do not contemplate and congestion being caused in this area.

Limited deliveries are contemplated to the land and shall occur outside of peak periods to avoid conflict with car parking opportunities and pedestrian safety. The main deliveries anticipated to the land involve small food packages for consumption during performances. These would be provided either on-foot by nearby cafes and restaurants or small refrigerated vans which shall utilise on-street parking spaces or loading zones. Other public car parking areas will generally be utilised by visitors to the land. Given existing car parking areas shall be used, no major changes are concerned with pedestrian safety and vehicle site lines.

Amenity concerns

Various amenity concerns have been cited throughout the representations. We consider these to be appropriately managed and the applicant is amenable to conditions of consent to ensure the operation of the Performance Art Studio does not cause impacts upon nearby sensitive receivers.

It is acknowledged the discussion contained within our initial report has previously addressed each of the items below and are briefly summarised to avoid duplication.

Noise

Noise generated by the proposal is appropriately managed as a result of the following:

- The use of instruments shall not be amplified
- While activities are being carried out, the openings of the building are to be closed in order to minimise the spill of noise upon nearby land (this being an important goal for the facility to maximise the experience for visitors)
- The facility shall operate no later than 7:30pm
- The hours of operations are outside of normal sleeping hours

- Events involving instruments are limited to 1-hour durations (i.e., are not used for extended periods of time)
- While up to 40 persons can be expected to attend the land at peak operation, it is noted these events are to occur between the hours of 12:30pm – 1:00pm or 6:30pm – 7:30pm and are for 1-hour periods only
- The design of the building incorporates elements which contribute to its acoustic qualities, including (but not limited to) tall ceilings and multiple walls / openings before the rear of the building, proximate to sensitive receivers.

We defer to the expert advice of Reasonate and their initial Environmental Noise Assessment report. The report concludes noise emissions from the operation of the proposed development will be able to comfortably comply with the relevant environmental noise criteria, as well as the relevant noise provisions of the Planning and Design Code.

Outside of the above, we have sought further clarity from Mr Darren Jurevicius, Director of Reasonate in order help appease the concerns of Julie Johnson and Mary-Louise Rogers. The below email provides further clarity on the testing which has occurred and the respective findings.

From: Darren Jurevicius <darren.jurevicius@resonate-consultants.com>
Sent: Monday, 4 April 2022 9:35 AM
To: Bill <bill@townplanningadvisors.com.au>
Cc: Jim Diamanti <jim@diamantidd.com.au>; Julian Cochran <julian@digitalscores.com>
Subject: Re: TYNTE ST NORTH ADELAIDE

Hi Bill,

In relation to comments by Julie Johnson and Mary-Louise Rogers, we advise:

- Attended noise measurements were taken in and around the hall, including at the front and rear of the property during the playing of the piano at maximum loudness, particularly the base notes of the piano, which can travel through the building structure more easily. Note that on the rare occasion that other instruments may play in the hall to accompany the piano, the piano still has the greatest potential to transmit sound through the building structure.
- Resonate's acoustic engineer observed that the piano playing at its loudest was not audible anywhere outside the building, except immediately near the front entrance door to the hall facing Tynte Street. Importantly, the piano at its loudest, was also not audible at the rear of the property on Lohrman Street where the nearest residences are located. It was also noted that the piano was also not audible in the rear garage area of the property.
- Note that the hall has been acoustically designed to minimise aircraft noise intrusion into the hall as well as minimise the audibility of the piano playing in the dwelling that abuts the hall on the property. This has been achieved with an acoustically designed separating wall and doors between the hall and the dwelling. Importantly, this also means that the piano music is very effectively contained within the hall, as such, it will not be audible at the nearest neighbours.
- To assist the acoustic assessment, background noise logging was undertaken on Lohrman street for one week to measure the existing noise environment. These measurements were considered to be representative of the nearest residences. The acoustic engineer used these measurements to provide an objective assessment of what noise level could be considered intrusive. Conservative noise modelling demonstrated easy compliance with this level. Modelling was undertaken because the piano playing at its loudest could not be measured external to the hall in the direction of nearest residences.

Kind regards,

Darren Jurevicius
Managing Director

Resonate
Acoustics • EMF • Structural Dynamics • Vibration

p 08 8155 5888 m 0408 229 272 Level 4, 23 Peel Street Adelaide SA 5000 Australia

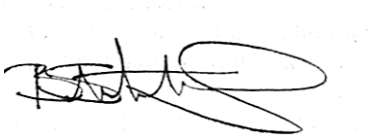
Conclusion

I trust this adequately responds to the written representations received by the Council.

The proposal displays a number of areas in compliance with the Planning and Design Code. Non-residential uses that serve the local community and are consistent with the character of the locality are envisioned by the Zone. It is the considered that the proposal assists in meeting these needs and has been demonstrated that it shall not detrimentally impact the amenity of nearby residence in terms of noise, traffic or hours of operation.

We are of the opinion that planning consent and the support of Council is warranted. We look forward to this matter being presented to the next available Council Assessment Panel meeting, where we are happy to answer any questions.

Yours faithfully,



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TOWN PLANNING ADVISORS