ATTACHMENT 1 - APPLICATION DOCUMENTS

Artist's Impression Only

Sussex Street Residential

50-62 Sussex Street North Adelaide

GENWORTH GROUP

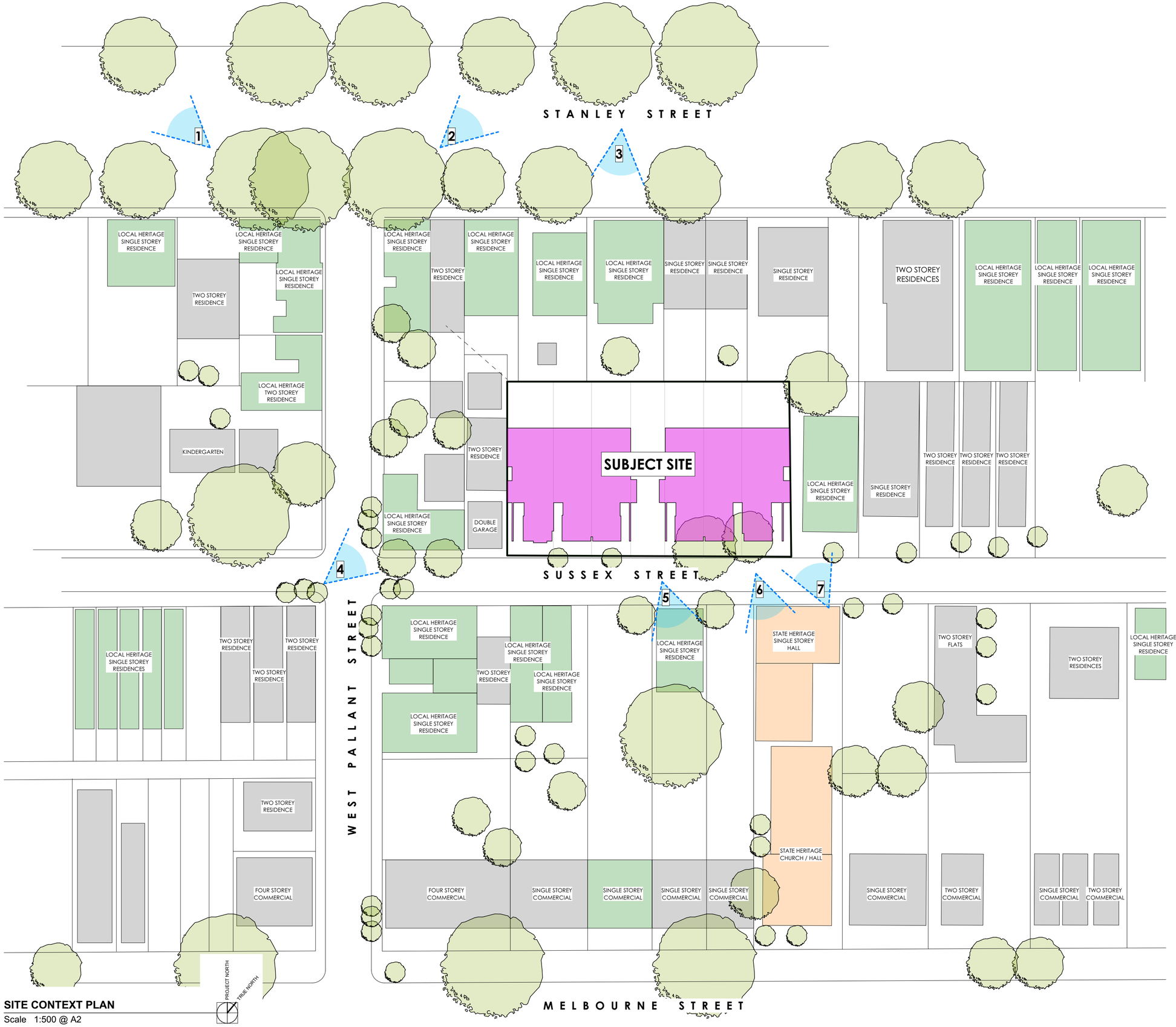
LEVEL 1, 267 MELBOURNE STREET
NORTH ADELAIDE SA 5006
T (08) 8239 1511
F (08) 8239 1811
www.genworthgroup.com.au

ISSUED FOR DEVELOPMENT PLAN CONSENT

DRAWING LIST

DRAWING#	DRAWING NAME	REVISION	ISSUE
SK01	COVER	E	DPC ISSUE
SK02	SITE CONTEXT	G	DPC ISSUE
SK03	STREETSCAPE CONTEXT	A	DPC ISSUE
SK04	SITE SURVEY / DEMO PLAN	A	DPC ISSUE
SK05	SITE & LANDSCAPE PLAN	G	DPC ISSUE
SK06	GROUND FLOOR PLAN	G	DPC ISSUE
SK07	FIRST FLOOR PLAN	G	DPC ISSUE
SK08	ROOF PLAN	F	DPC ISSUE
SK09	MATERIALS PALETTE	G	DPC ISSUE
SK10	STREETSCAPE ELEVATIONS	G	DPC ISSUE
SK11	ELEVATIONS 1	G	DPC ISSUE
SK12	ELEVATIONS 2	G	DPC ISSUE
SK13	ELEVATIONS 3	E	DPC ISSUE
SK14	ELEVATION SIGHT LINES	E	DPC ISSUE
SK15	SHADING 1	E	DPC ISSUE
SK16	SHADING 2	E	DPC ISSUE

AREA SCHEDULE											
RESIDENCE 1		**RESIDENCE 2**		**RESIDENCE 3**		**RESIDENCE 4**		**RESIDENCE 5**		**RESIDENCE 6**	
ALLOTMENT SIZE	250.30m²	ALLOTMENT SIZE	211.90m²	ALLOTMENT SIZE	211.80m²	ALLOTMENT SIZE	211.80m²	ALLOTMENT SIZE	211.90m²	ALLOTMENT SIZE	257.90m²
TOTAL BUILDING SIZE	309.90m²	TOTAL BUILDING SIZE	284.30m²	TOTAL BUILDING SIZE	293.70m²	TOTAL BUILDING SIZE	293.70m²	TOTAL BUILDING SIZE	284.30m²	TOTAL BUILDING SIZE	311.10m²
PLANNING AREAS		PLANNING AREAS		PLANNING AREAS		PLANNING AREAS		PLANNING AREAS		PLANNING AREAS	
GROUND FLOOR AREA	129.60m²	GROUND FLOOR AREA	119.40m²	GROUND FLOOR AREA	120.70m²	GROUND FLOOR AREA	120.70m²	GROUND FLOOR AREA	119.40m²	GROUND FLOOR AREA	131.70m²
FIRST FLOOR AREA	108.60m²	FIRST FLOOR AREA	101.70m²	FIRST FLOOR AREA	104.00m²	FIRST FLOOR AREA	104.00m²	FIRST FLOOR AREA	101.70m²	FIRST FLOOR AREA	110.40m²
TERRACES	29.80m²	TERRACES	27.80m²	TERRACES	27.70m²	TERRACES	27.70m²	TERRACES	27.80m²	TERRACES	29.30m²
PRIVATE OPEN SPACE	33.80m²	PRIVATE OPEN SPACE	31.70m²	PRIVATE OPEN SPACE	31.60m²	PRIVATE OPEN SPACE	31.60m²	PRIVATE OPEN SPACE	31.70m²	PRIVATE OPEN SPACE	32.70m²



SITE CONTEXT PLAN

Scale 1:500 @ A2

0 25m

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ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
G	DPC AMEND	03/06/22
E	DPC AMEND	07/04/22
D	DPC AMEND	11/02/22
C	DPC AMEND	22/11/21
B	DPC AMEND	07/07/21
A	DPC ISSUE	02/07/21

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CLIENT: Diamantis Developments

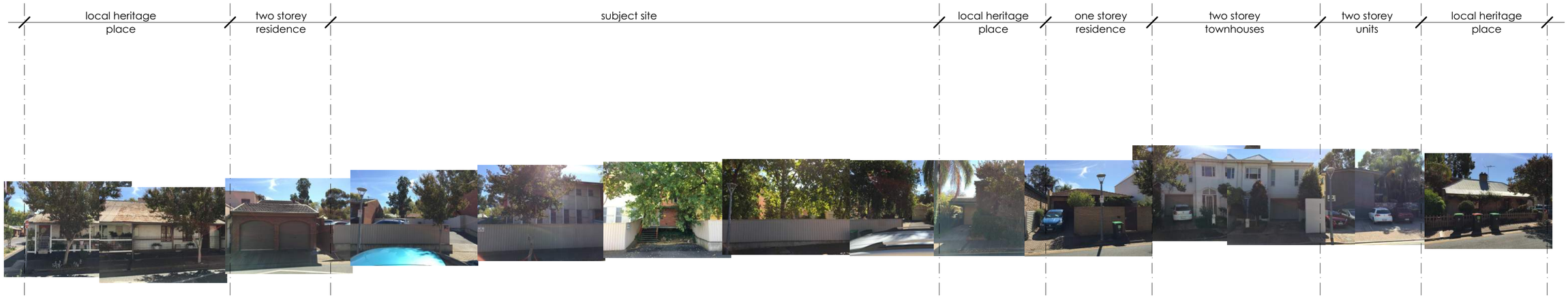
PROJECT: Sussex Street Residential
50-62 Sussex Street North Adelaide

DRAWING TITLE :
SITE CONTEXT

PAPER SIZE: A2

PRINT DATE: 3/06/2022

JOB No: 3355 DWG No: SK02



STREETSCAPE CONTEXT

NORTH SIDE - 26 SUSSEX STREET TO WEST PALLANT STREET

STREETSCAPE CONTEXT

SOUTH SIDE - 27 SUSSEX STREET TO WEST PALLANT STREET

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
A	DPC ISSUE	02/07/21

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CLIENT: Diamantis Developments

PROJECT: Sussex Street Residential
50-62 Sussex Street North Adelaide

DRAWING TITLE :
STREETSCAPE CONTEXT

PAPER SIZE: A2

PRINT DATE: 3/06/2022

JOB No: 3355 DWG No: SK03

8,155 | 6,995 | 6,995 | 6,250 | 6,995 | 6,995 | 8,156

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NEIGHBOURING BUILDING

SHED

GAZEBO

EXISTING SINGLE-STOREY BUILDING TO BE DEMOLISHED

EXISTING SINGLE-STOREY RESIDENCE TO BE DEMOLISHED

33.48FL FLOOR LEVEL

EXISTING DOUBLE-STOREY BUILDING TO BE DEMOLISHED

32.99FL FLOOR LEVEL

EXISTING SHED TO BE DEMOLISHED

PAVED AREA

TREE RETAINED

GRATE 32.03IL

GRATE 31.70IL 32.55

GRATE 32.14IL

SERVICE 31.95 31.84

SERVICE 31.58

32.92PL PLATFORM LEVEL

36.40VER

36.47VER

36.35VER

BRICK FENCE

32.57TK 32.46WT

32.60TK 32.47WT

32.37TK 32.29WT

31.95TK 31.87WT

31.70TK 31.57WT

31.38TK 31.26WT

31.36TK 31.25

31.34TK 31.13

30.81TK 30.70WT

30.89TK 30.79WT

30.99TK 30.88WT

31.15TK 31.05WT

31.38TK 31.27WT

31.52TK 31.40WT

31.73TK 31.63WT

31.86TK 31.75WT

31.95TK 31.95WT

SITE SURVEY & DEMOLITION PLAN

Scale 1:100 @ A2

PROJECT NORTH

TRUE NORTH

0 5m

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
A	DPC ISSUE	02/07/21

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CLIENT: Diamantis Developments

PROJECT: Sussex Street Residential
50-62 Sussex Street North Adelaide

DRAWING TITLE :
SITE SURVEY / DEMO PLAN

PAPER SIZE: A2

PRINT DATE: 3/06/2022

JOB No: 3355 DWG No: SK04

8,155 | 6,995 | 6,995 | 6,250 | 6,995 | 6,995 | 8,156

NEIGHBOURING RESIDENCE

FENCE TYPE 2

BDY. 50540

RTW-Concrete

RTW-Concrete

SITE LEVELS AND STORMWATER CAPTURE, TREATMENT AND DETENTION TO ENGINEER'S SPECIFICATION.

TRW32900

RL 31.73 RL 31.66 RL 31.59 RL 31.52 RL 31.63 RL 31.70 RL 31.79 RL 31.87

RL 31.68 RL 31.62 RL 31.55 RL 31.48 RL 31.48 RL 31.59

RL 31.73 RL 31.73 RL 31.73 RL 31.73 RL 31.58 RL 31.58 RL 31.70 RL 31.70 RL 31.78 RL 31.85 RL 31.85 RL 31.85

RL 31.65

RL 31.43 RL 31.51

RL 31.45

RL 31.24

RL 31.11 RL 31.19

RL 31.13 RL 31.13

RL 31.02 RL 31.00 RL 31.25

BDY. 51510

FENCE TYPE 2

FENCE TYPE 2

BDY. 30330

BDY. 30200

RESIDENCE 1

ALLOTMENT SIZE	250.30m²
BUILDING AREAS	
GROUND FLOOR AREA	143.40m²
FIRST FLOOR AREA	132.70m²
TERRACES (to outside wall face)	33.8m²
PLANNING AREAS	
GROUND FLOOR AREA	129.60m²
FIRST FLOOR AREA	108.60m²
TERRACES (to inside wall face, stairs and lift counted once)	29.80m²
PRIVATE OPEN SPACE TERRACES	33.80m²

RESIDENCE 2

ALLOTMENT SIZE	211.90m²
BUILDING AREAS	
GROUND FLOOR AREA	131.20m²
FIRST FLOOR AREA	123.10m²
TERRACES AREA (to outside wall face)	31.70m²
PLANNING AREAS	
GROUND FLOOR AREA	119.40m²
FIRST FLOOR AREA	101.70m²
TERRACES (to inside wall face, stairs and lift counted once)	27.80m²
PRIVATE OPEN SPACE TERRACES	31.70m²

RESIDENCE 3

ALLOTMENT SIZE	216.30m²
BUILDING AREAS	
GROUND FLOOR AREA	135.70m²
FIRST FLOOR AREA	127.80m²
TERRACES (to outside wall face)	31.60m²
PLANNING AREAS	
GROUND FLOOR AREA	120.70m²
FIRST FLOOR AREA	104.00m²
TERRACES (to inside wall face, stairs and lift counted once)	27.70m²
PRIVATE OPEN SPACE TERRACES	31.60m²

RESIDENCE 4

ALLOTMENT SIZE	216.30m²
BUILDING AREAS	
GROUND FLOOR AREA	135.70m²
FIRST FLOOR AREA	127.80m²
TERRACES (to outside wall face)	31.60m²
PLANNING AREAS	
GROUND FLOOR AREA	120.70m²
FIRST FLOOR AREA	104.00m²
TERRACES (to inside wall face, stairs and lift counted once)	27.70m²
PRIVATE OPEN SPACE TERRACES	31.60m²

RESIDENCE 5

ALLOTMENT SIZE	211.90m²
BUILDING AREAS	
GROUND FLOOR AREA	135.7m²
FIRST FLOOR AREA	123.10m²
TERRACES AREA (to outside wall face)	31.70m²
PLANNING AREAS	
GROUND FLOOR AREA	119.40m²
FIRST FLOOR AREA	101.70m²
TERRACES (to inside wall face, stairs and lift counted once)	27.80m²
PRIVATE OPEN SPACE TERRACES	31.70m²

RESIDENCE 6

ALLOTMENT SIZE	257.90m²
BUILDING AREAS	
GROUND FLOOR AREA	145.30m²
FIRST FLOOR AREA	133.10m²
TERRACES (to outside wall face)	32.70m²
PLANNING AREAS	
GROUND FLOOR AREA	131.70m²
FIRST FLOOR AREA	110.40m²
TERRACES (to inside wall face, stairs and lift counted once)	29.30m²
PRIVATE OPEN SPACE TERRACES	32.70m²

RL 31.60 RL 31.60 RL 31.60 RL 31.75 RL 31.75 RL 31.72

Up Up Up Up Up Up

RL 30.91 RL 30.91 RL 31.10 RL 31.38 RL 31.73 RL 32.25

RL 30.84 RL 30.84 FENCE TYPE 1 FENCE TYPE 1 RL 31.70 RL 32.00

WT 30.92 WT 31.05

PROJECT NORTH TRUE NORTH

Existing street tree to be removed to form new cossover.

5,450
Two-way crossover

Existing tree retained. TBC

SUSSEX STREET

SITE PLAN

Scale 1:100 @ A2

0 5m

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SITE PLAN LEGEND

- PROPOSED RESIDENCE
- PROPOSED PAVING
- LANDSCAPING
- AC 10HP AIR CONDITIONING CONDENSOR WITH SUITABLE ACOUSTIC ENCLOSURE (53DB COOLING & 53DB HEATING)
- 2000L BELOW GROUND TANK

FENCE SCHEDULE

- FENCE 1 PAINTED STEEL PLATE AND OPEN PICKET FENCE 1200H
- FENCE 2 2000H COLORBOND GOODNEIGHBOUR FENCE
- RW1 CONCRETE SLEEPER RETAINING WALL

LANDSCAPING LEGEND

TREES

- TR-01 EXISTING TREE MAINTAINED
- TR-02 PYRUS CALLERYANA ORNAMENTAL CAPITAL PEAR
- TR-03 HIBISCUS TILIACEUS 'RUBRA' RED COTTON TREE
- TR-04 PLEACHED TREE SELECT EVERGREEN SPECIES
- TR-05 7M HEIGHT - EVERGREEN 'TUCKEROO' Cupaniopsis Anacardioides

HEDGES

- HE-01 BUXUS MICROPHYLLA VAR. JAPONICA JAPANESE BOX

SHRUBS

- SH-01 BUXUS MICROPHYLLA VAR. JAPONICA JAPANESE BOX BUXUS BALLS
- SH-03 COLOUR UNDERPLANTING SELECT SPECIES
- SH-05 VIBURNUM TINUS LAURUSTINUS

PAVING

- PF-01 PAVING

ISSUED FOR DEVELOPMENT PLAN CONSENT

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CLIENT: Diamantis Developments

PROJECT: Sussex Street Residential
50-62 Sussex Street North Adelaide

DRAWING TITLE :
SITE & LANDSCAPE PLAN

PAPER SIZE:	A2
PRINT DATE:	3/06/2022
JOB No: 3355	DWG No: SK05

8,155 | 6,995 | 6,995 | 6,250 | 6,995 | 6,995 | 8,156

BDY. 50540

RL 31.73 | RL 31.66 | RL 31.59 | RL 31.52 | RL 31.63 | RL 31.70 | RL 31.79 | RL 31.87

6,290

RL 31.68 | RL 31.62 | RL 31.55 | RL 31.48 | RL 31.48 | RL 31.59

RL 31.73 | RL 31.73 | RL 31.73 | RL 31.73 | RL 31.58 | RL 31.58 | RL 31.65 | RL 31.70 | RL 31.70 | RL 31.78 | RL 31.85 | RL 31.85 | RL 31.85

Bins

Garage 7.8 x 6.9 — GARAGE FFL 31.75
Garage 6.7 x 6.9 — GARAGE FFL 31.75
Garage 6.6 x 6.9 — GARAGE FFL 31.60
Garage 6.6 x 6.9 — GARAGE FFL 31.72
Garage 6.7 x 6.9 — GARAGE FFL 31.87
Garage 8.1 x 6.5 — GARAGE FFL 31.87

RL 31.43 | RL 31.51

9,260

6,970

Storage | Electric vehicle charging point | Battery storage | Bins | Lift 1.65 x 1.75 | 1 Step down | Store | A/C

BDY. 30330

BDY. 30200

GF FFL 31.75 | GF FFL 31.75 | GF FFL 31.75 | GF FFL 31.87 | GF FFL 31.87 | GF FFL 31.87

Bed 3 3.9 x 3.6 | Bed 3 2.8 x 3.6 | Bed 3 3.9 x 3.6 | Bed 3 3.9 x 3.6 | Bed 3 2.8 x 3.6 | Bed 3 4.1 x 3.6

Laundry 3.1 x 1.9

RL 31.24

4,105

4,350

4,350

Entry 2.3 x 2.5 | Bathroom 3.3 x 2.6

RL 31.60 | RL 31.60 | RL 31.60 | RL 31.75 | RL 31.75 | RL 31.72

Bed 2 3.6 x 4.8

RL 31.11 | RL 31.19

6,700

3,350

3,350

RL 30.91 | RL 30.91 | RL 31.10 | RL 31.38 | RL 31.73 | RL 32.25

3,420 | 3,420

2,820

2,820

RL 31.13

RL 30.84 | RL 30.84 | RL 31.02 | RL 31.00 | BDY. 51510 | RL 31.25 | RL 31.70 | RL 32.00

1,030 | 1,680

WT 30.92 | WT 31.05

PROJECT NORTH | TRUE NORTH

SUSSEX STREET

GROUND FLOOR PLAN

Scale 1:100 @ A2

0 — 5m

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
G	DPC AMEND	03/06/22
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A	DPC ISSUE	02/07/21

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PROJECT: Sussex Street Residential
50-62 Sussex Street North Adelaide

DRAWING TITLE :
GROUND FLOOR PLAN

PAPER SIZE: A2

PRINT DATE: 3/06/2022

JOB No: 3355 | DWG No: SK06

8,155 | 6,995 | 6,995 | 6,250 | 6,995 | 6,995 | 8,156

BDY. 50540

BDY. 30330

BDY. 30200

BDY. 51510

VINE COVERED ARBOUR OVER DRIVEWAY

2,130 | 9,260 | 4,350 | 3,350 | 3,350 | 2,820

Terrace 1.9 x 4.8
Ensuite 4.8 x 1.9
Master Bedroom 4.2 x 4.9
Powder 2.0 x 1.9
WIR 2.3 x 3.7
Pantry 2.1 x 1.9
Lift 1.65 x 1.75
FF FFL 35.26
Dining 4.0 x 3.6
Kitchen 3.7 x 3.9
Living 6.9 x 3.7
Terrace 6.4 x 3.0

Terrace 1.9 x 4.5
Ensuite 4.8 x 1.9
Master Bedroom 4.2 x 4.7
Powder 2.0 x 1.9
WIR 2.3 x 3.4
Pantry 2.2 x 1.9
Lift 1.65 x 1.75
FF FFL 35.26
Dining 3.2 x 3.3
Kitchen 3.7 x 3.8
Living 6.7 x 3.7
Terrace 6.4 x 3.0

Terrace 1.9 x 4.4
Ensuite 4.8 x 1.9
Master Bedroom 4.2 x 4.6
Powder 2.0 x 1.9
WIR 2.3 x 3.4
Pantry 2.2 x 1.9
Lift 1.65 x 1.75
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Master Bedroom 4.2 x 4.6
Powder 2.0 x 1.9
WIR 2.3 x 3.4
Pantry 2.2 x 1.9
Lift 1.65 x 1.75
FF FFL 35.38
Dining 4.3 x 3.6
Kitchen 3.4 x 3.9
Living 6.6 x 3.7
Terrace 6.4 x 3.0

Terrace 1.9 x 4.5
Ensuite 4.8 x 1.9
Master Bedroom 4.2 x 4.7
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Lift 1.65 x 1.75
FF FFL 35.38
Kitchen 3.4 x 3.9
Dining 4.3 x 3.6
Living 6.8 x 3.7
Terrace 6.4 x 3.0

PROJECT NORTH
TRUE NORTH

FIRST FLOOR PLAN

Scale 1:100 @ A2

0 5m

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
G	DPC AMEND	03/06/22
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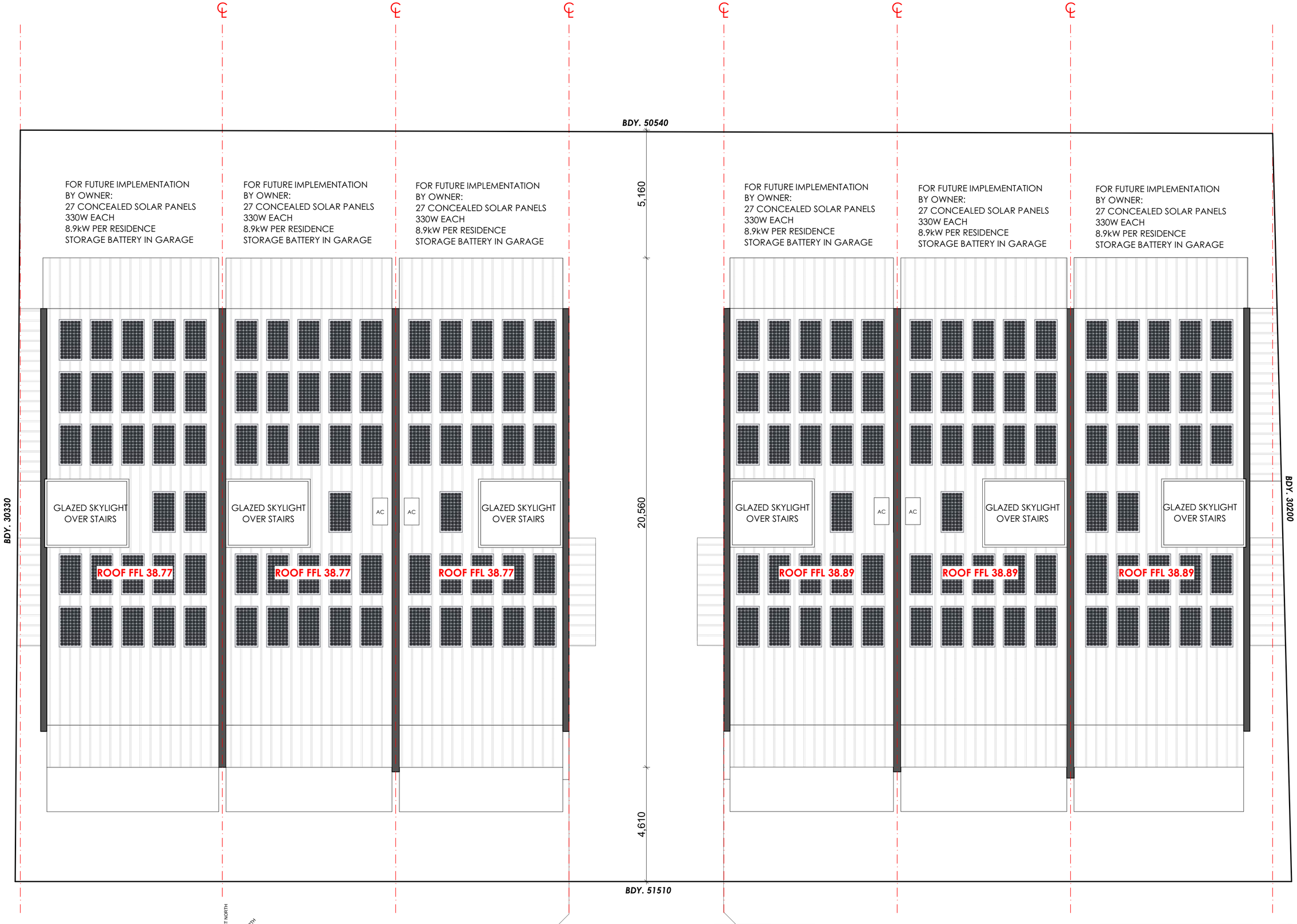
50-62 Sussex Street North Adelaide

DRAWING TITLE :
FIRST FLOOR PLAN

PAPER SIZE: A2

PRINT DATE: 3/06/2022

JOB No: 3355 DWG No: SK07



ROOF PLAN

Scale 1:100 @ A2

0 5m

PROJECT NORTH

TRUE NORTH

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PROJECT: Sussex Street Residential
50-62 Sussex Street North Adelaide

DRAWING TITLE :
ROOF PLAN

PAPER SIZE: A2

PRINT DATE: 3/06/2022

JOB No: 3355 DWG No: SK08

FR-01 Frames & Glazing:
Feature steel frames to front doors and windows.

WF-03 Concrete Shroud
Colour: Natural

WF-04 Limestone
Colour: Natural

WF-02 Feature Brick:
Elephant Brick Co.
'Weathered Grey'

WF-01 Axon Cladding:
Colour: Dulux
'*Marquesas Grey*'.

PROPOSED MATERIALS PALETTE

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CLIENT: Diamantis Developments

PROJECT: Sussex Street Residential
50-62 Sussex Street North Adelaide

DRAWING TITLE :
MATERIALS PALETTE

PAPER SIZE: A2

PRINT DATE: 3/06/2022

JOB No: 3355 DWG No: SK09

STREETSCAPE EXISTING

Scale 1:200 @ A2

STREETSCAPE PROPOSED

Scale 1:200 @ A2

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
G	DPC AMEND	03/06/22
E	DPC AMEND	07/04/22
D	DPC AMEND	11/02/22
C	DPC AMEND	22/11/21
B	DPC AMEND	07/07/21
A	DPC ISSUE	02/07/21

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CLIENT: Diamantis Developments

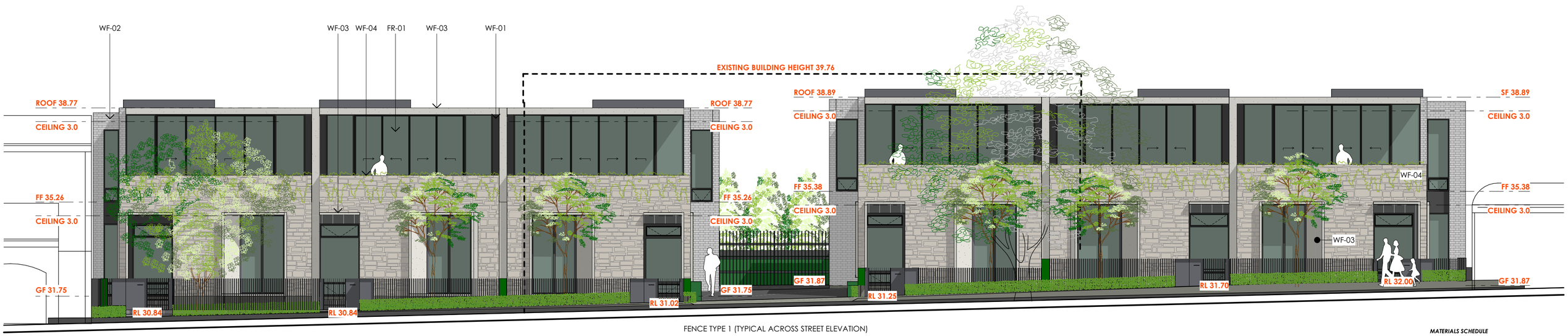
PROJECT: Sussex Street Residential
50-62 Sussex Street North Adelaide

DRAWING TITLE :
STREETSCAPE ELEVATIONS

PAPER SIZE: A2

PRINT DATE: 3/06/2022

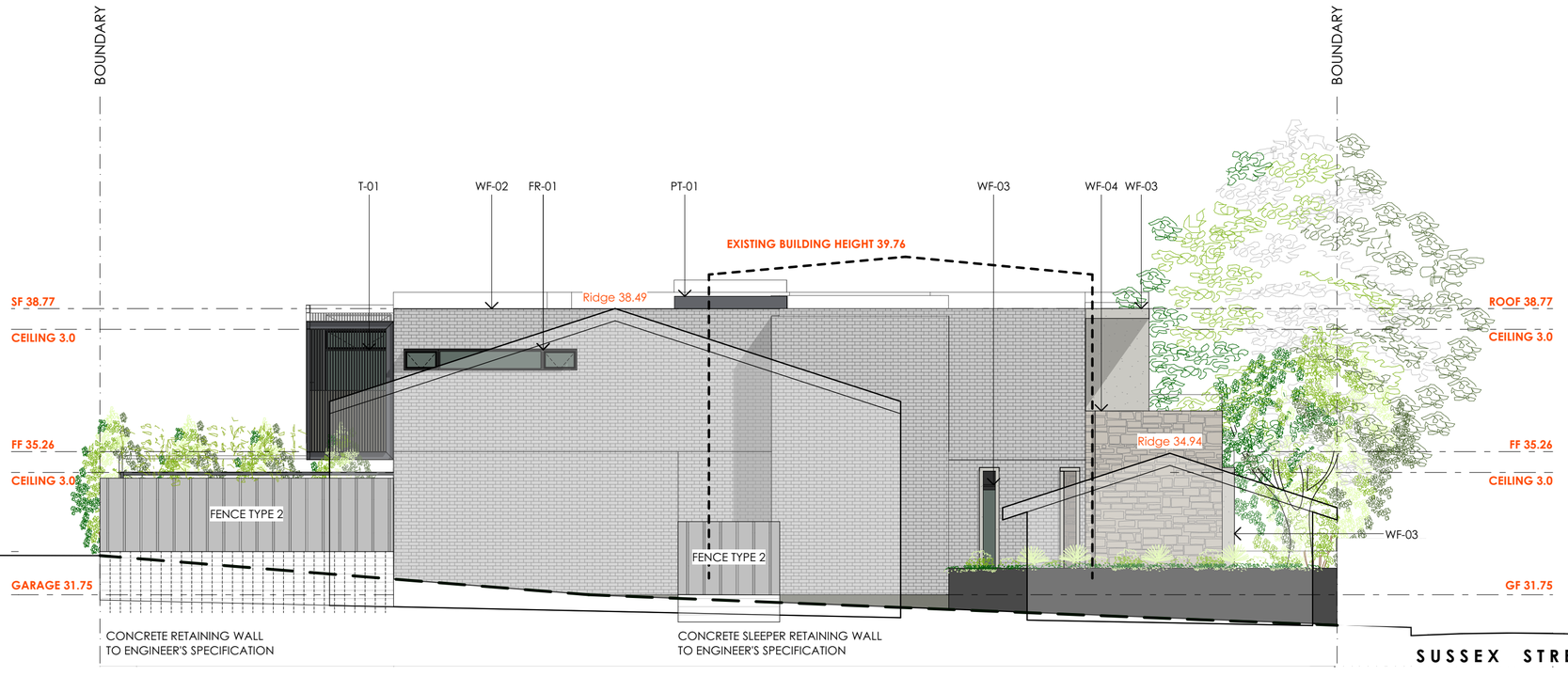
JOB No: 3355 DWG No: SK10



FENCE TYPE 1 (TYPICAL ACROSS STREET ELEVATION)

SOUTH ELEVATION - SUSSEX STREET

Scale 1:100 @ A2



WEST ELEVATION

Scale 1:100 @ A2

Neighbouring property shown in foreground

MATERIALS SCHEDULE

WF-01	SCYON AXON CLADDING COLOUR: 'MARQUESAS GREY'
WF-02	FACE BRICK ELEPHANT BRICK CO 'WEATHERED GREY'
WF-03	CONCRETE SHROUD
WF-04	MARGARET RIVER LIMESTONE 'NATURAL'
T-01	TIMBER BATTENS PAINTED COLOUR: BLACK
GF-01	COLORBOND BOX GUTTER
RF-01	COLORBOND KLIPLOK ROOFING
FR-01	DOOR &WINDOW FRAMES COLOUR: BLACK
PT-01	PAINTED TRIMS COLOUR: BLACK
OG	OPAQUE GLAZING

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
G	DPC AMEND	03/06/22
E	DPC AMEND	07/04/22
D	DPC AMEND	11/02/22
C	DPC AMEND	22/11/21
B	DPC AMEND	07/07/21
A	DPC ISSUE	02/07/21

GENWORTH GROUP
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CLIENT: Diamantis Developments

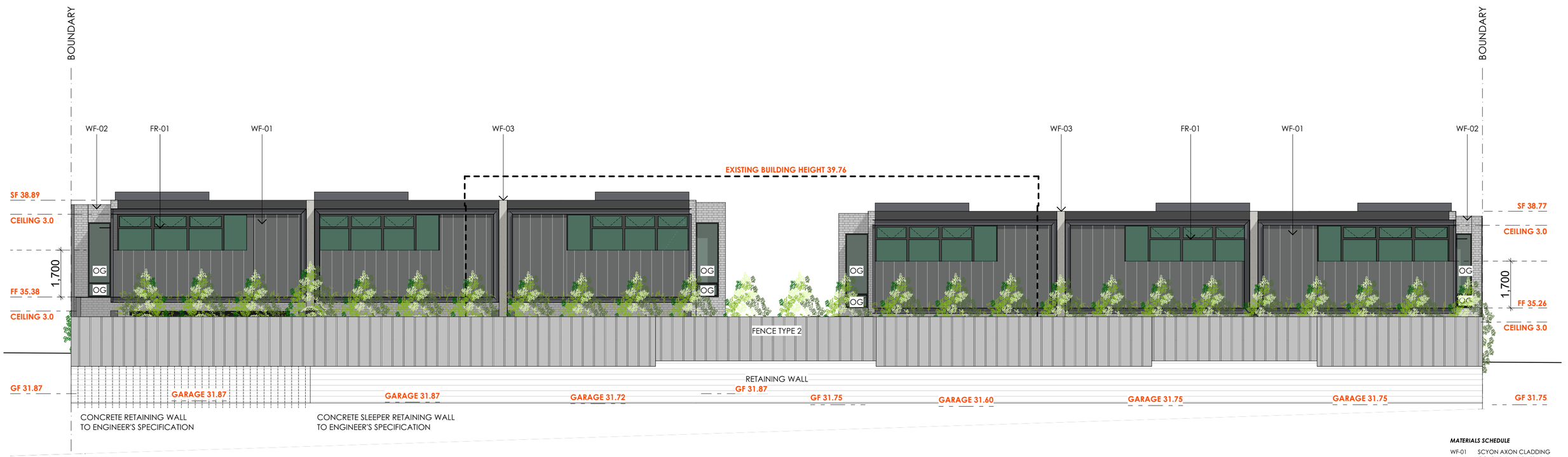
PROJECT: Sussex Street Residential
50-62 Sussex Street North Adelaide

DRAWING TITLE :
ELEVATIONS 1

PAPER SIZE: A2

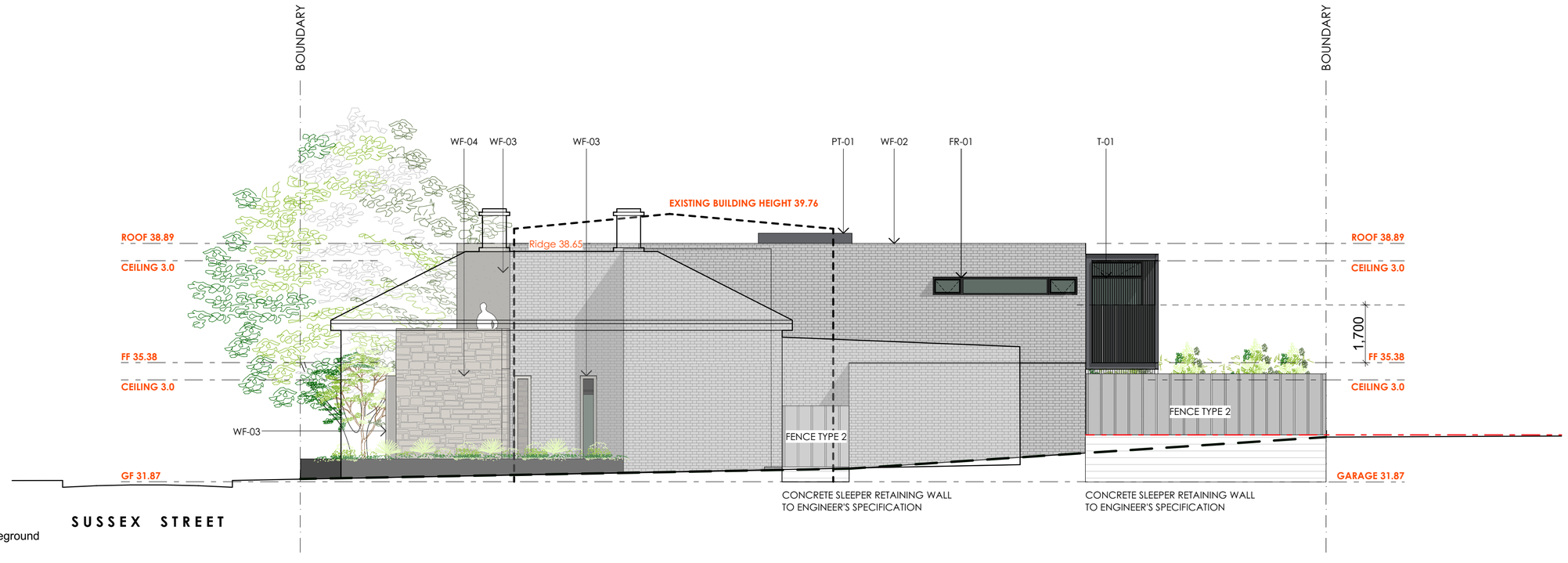
PRINT DATE: 3/06/2022

JOB No: 3355 DWG No: SK11



NORTH ELEVATION

Scale 1:100 @ A2



EAST ELEVATION

Scale 1:100 @ A2

Neighbouring property shown in foreground

MATERIALS SCHEDULE

WF-01	SCYON AXON CLADDING COLOUR: 'MARQUESAS GREY'
WF-02	FACE BRICK ELEPHANT BRICK CO 'WEATHERED GREY'
WF-03	CONCRETE SHROUD
WF-04	MARGARET RIVER LIMESTONE 'NATURAL'
T-01	TIMBER BATTENS PAINTED COLOUR: BLACK
GF-01	COLORBOND BOX GUTTER
RF-01	COLORBOND KLIPLOK ROOFING
FR-01	DOOR &WINDOW FRAMES COLOUR: BLACK
PT-01	PAINTED TRIMS COLOUR: BLACK
OG	OPAQUE GLAZING

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
G	DPC AMEND	03/06/22
F	DPC AMEND	29/04/22
E	DPC AMEND	07/04/22
D	DPC AMEND	11/02/22
C	DPC AMEND	22/11/21
B	DPC AMEND	07/07/21
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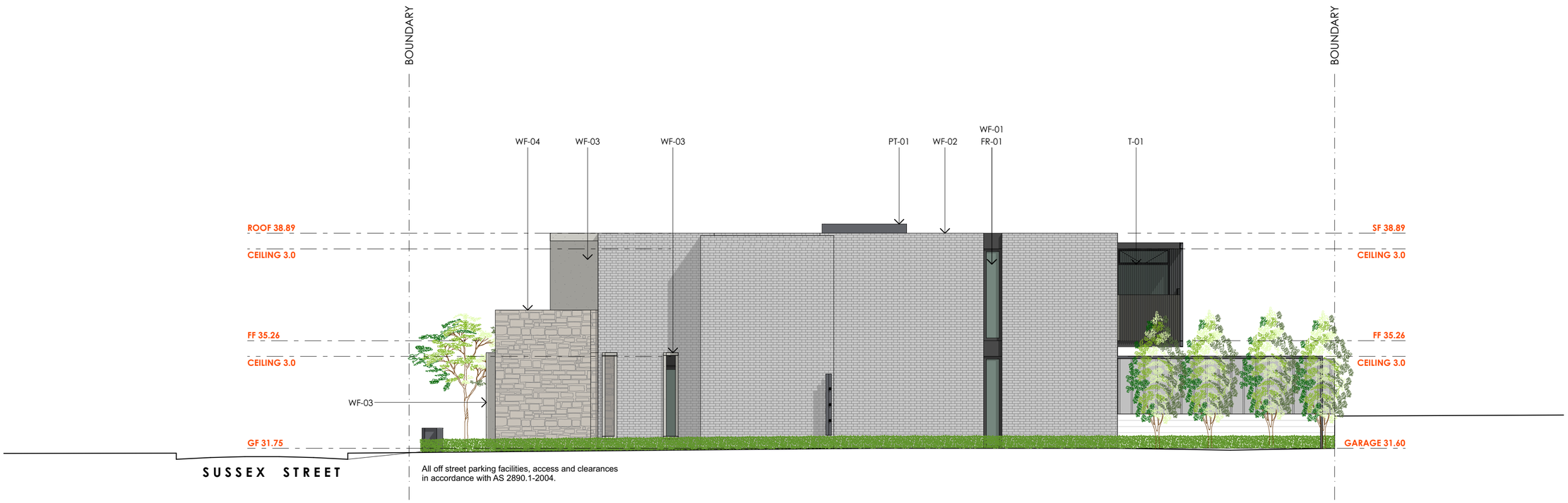
DRAWING TITLE :

ELEVATIONS 2

PAPER SIZE: A2

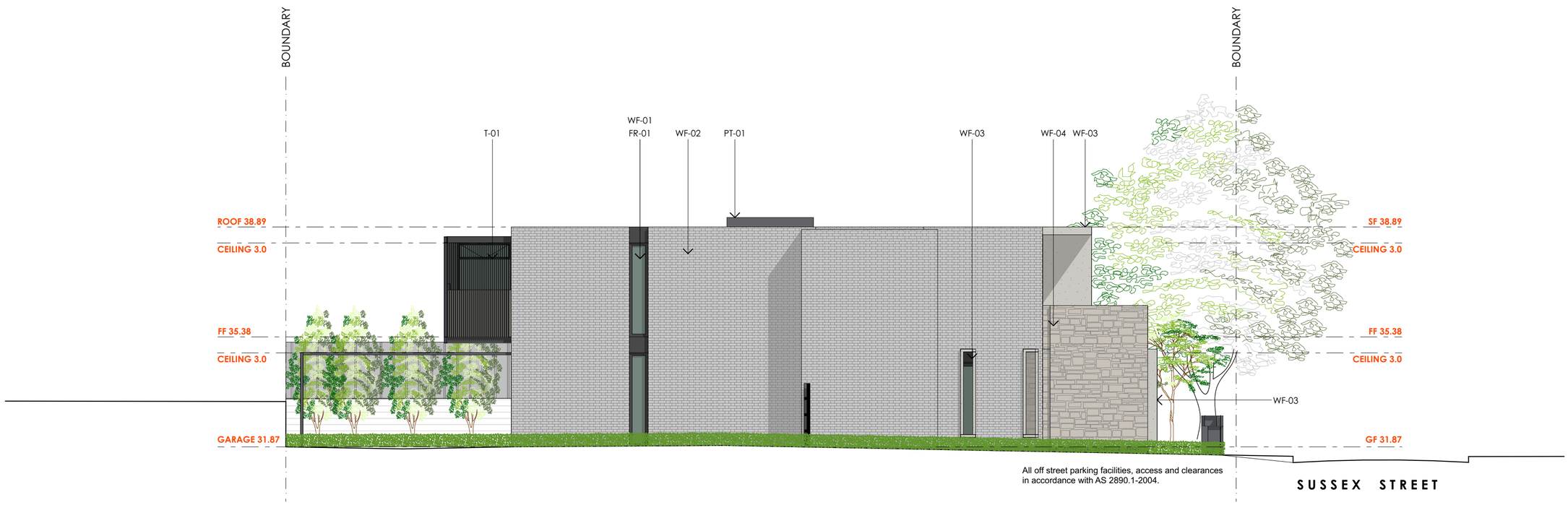
PRINT DATE: 3/06/2022

JOB No: 3355 DWG No: SK12



EAST ELEVATION - WEST GROUP OF RESIDENCES

Scale 1:100 @ A2



WEST ELEVATION - EAST GROUP OF RESIDENCES

Scale 1:100 @ A2

MATERIALS SCHEDULE

WF-01	SCYON AXON CLADDING COLOUR: 'MARQUESAS GREY'
WF-02	FACE BRICK ELEPHANT BRICK CO 'WEATHERED GREY'
WF-03	CONCRETE SHROUD
WF-04	MARGARET RIVER LIMESTONE 'NATURAL'
T-01	TIMBER BATTENS PAINTED COLOUR: BLACK
GF-01	COLORBOND BOX GUTTER
RF-01	COLORBOND KLIPLOK ROOFING
FR-01	DOOR &WINDOW FRAMES COLOUR: BLACK
PT-01	PAINTED TRIMS COLOUR: BLACK
OG	OPAQUE GLAZING

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
E	DPC AMEND	07/04/22
D	DPC AMEND	11/02/22
C	DPC AMEND	22/11/21
B	DPC AMEND	07/07/21
A	DPC ISSUE	02/07/21

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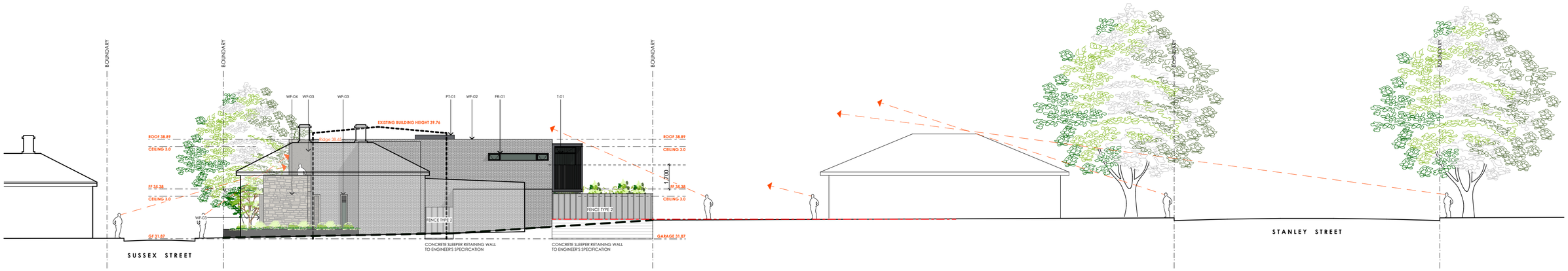
DRAWING TITLE :
ELEVATIONS 3

PAPER SIZE: A2

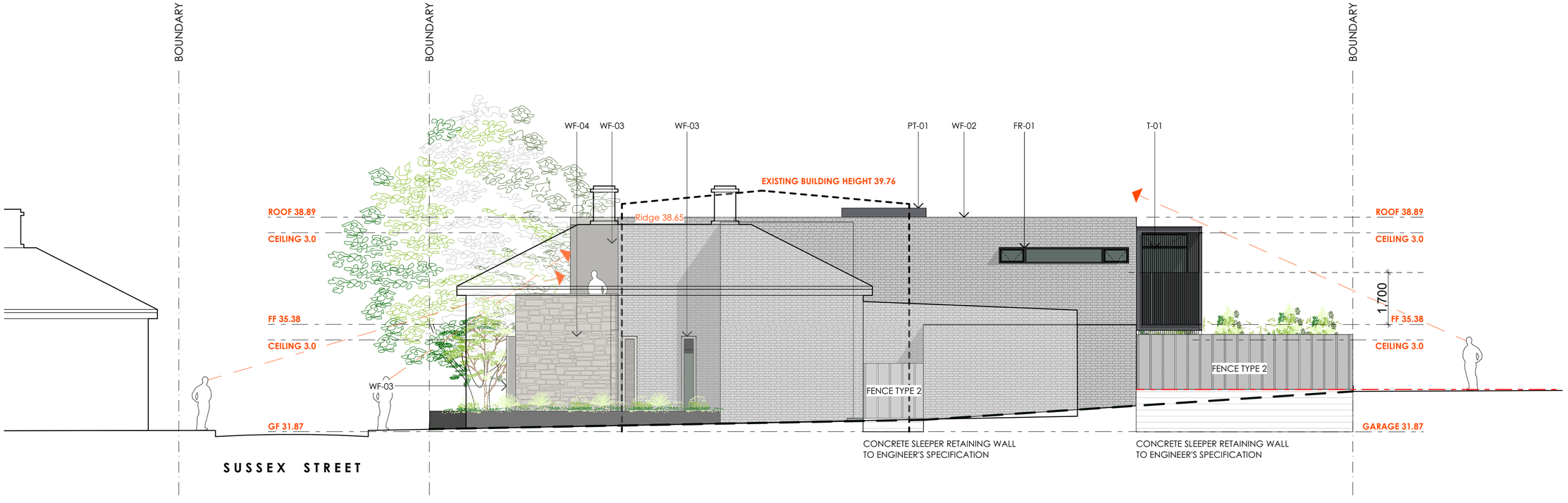
PRINT DATE: 3/06/2022

JOB No: 3355 DWG No: SK13



EAST ELEVATION SIGHT LINES

Scale 1:200 @ A2



EAST ELEVATION SIGHT LINES

Scale 1:100 @ A2

MATERIALS SCHEDULE

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GF-01	COLORBOND BOX GUTTER
RF-01	COLORBOND KLIPLOK ROOFING
FR-01	DOOR &WINDOW FRAMES COLOUR: BLACK
PT-01	PAINTED TRIMS COLOUR: BLACK
OG	OPAQUE GLAZING

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
E	DPC AMEND	07/04/22
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DRAWING TITLE :
ELEVATION SIGHT LINES

PAPER SIZE: A2

PRINT DATE: 3/06/2022

JOB No: 3355 DWG No: SK14

SHADING - JUNE 9AM

SHADING - JUNE 10AM

PROJECT NORTH
TRUE NORTH

SHADING - JUNE 11AM

PROJECT NORTH
TRUE NORTH

SHADING - JUNE 12PM

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ID	ISSUE	DATE
E	DPC AMEND	07/04/22
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DRAWING TITLE :
SHADING 1

PAPER SIZE: A2

PRINT DATE: 3/06/2022

JOB No: 3355 DWG No: SK15

PROJECT NORTH
TRUE NORTH

SHADING - JUNE 1PM

PROJECT NORTH
TRUE NORTH

SHADING - JUNE 2PM

PROJECT NORTH
TRUE NORTH

SHADING - JUNE 3PM

PROJECT NORTH
TRUE NORTH

SHADING - JUNE 4PM

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
E	DPC AMEND	07/04/22
D	DPC AMEND	11/02/22
C	DPC AMEND	22/11/21
B	DPC AMEND	07/07/21
A	DPC ISSUE	02/07/21

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PROJECT: Sussex Street Residential
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DRAWING TITLE :
SHADING 2

PAPER SIZE: A2

PRINT DATE: 3/06/2022

JOB No: 3355 DWG No: SK16

STRUCTURAL SYSTEMS
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ABN 21 366 115 939

Date Issued	**Wednesday, 27 October 2021**
Job No	DT 200108
Site	50-52 SUSSEX STREET, NORTH ADELAIDE
Client	MILLS STRANGWAYS
Proposed	6x3-STOREY NEW DWELLINGS

HYDROLOGICAL ANALYSIS

Structural Systems Pty Ltd
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Date Issued	Wednesday, 27 October 2021
Job No	DT 200108
Site	50-52 SUSSEX STREET, NORTH ADELAIDE
Client	MILLS STRANGWAYS
Proposed	6x3-STOREY NEW DWELLINGS

DT 200108 - 27/10/2021

20 b) - Predevelopment conditions.

Total Site area.

$A_{site} = 1544\ m^2$

Existing roof area

$A_{roof} = 15 + 85 + 91 + 196 + 12$

shed, house at 50, Rear bld, main bld, gazebo

$= 399\ m^2$

Existing paving area:

$A_{pav} = 187 + 82 + 204 + 36$

at No 50, Rear of main bld, Carpark, Front entrance

$= 509\ m^2$

Rational method, estimated discharge rate to Street WT via multiple outlet are:

$t_c = 7$ mins.

For critical 1 in 5 years ARI

$Q_{5\ site} = 15\ L/s$

For critical 1 in 100 years ARI

$Q_{100\ site} = 41.8\ L/s.$

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Job No	DT 200108
Site	50-52 SUSSEX STREET, NORTH ADELAIDE
Client	MILLS STRANGWAYS
Proposed	6x3-STOREY NEW DWELLINGS

Estimate the discharge flow to outlet point - Pre development

Catchment analysis

Total Catchment Area =	1544	m^2			C_{10}
1st grade paving	399	m^2	equivalent	25.8 %	0.9
2nd grade paving	509	m^2	equivalent	33.0 %	0.75
Pervious area	636	m^2	equivalent	41.2 %	0.1

Cy = C10*Fy

Design ARI	1	2	5	10	20	40	50	60	80	100	(years)
Fy	0.8	0.85	0.95	1	1.05	1.13	1.15	1.17	1.19	1.2	

Equivalent CA at ARI (years)

	1	2	5	10	20	40	50	60	80	100
(m^2) CA =	644	684	764	804	845	902	911	920	929	933
(ha) CA =	0.064	0.068	0.076	0.080	0.084	0.090	0.091	0.092	0.093	0.093
Cequiv =	0.42	0.44	0.49	0.52	0.55	0.58	0.59	0.60	0.60	0.60

Estimate discharge rate for design area for 1, 5,10,20 and 100 years ARI storm event (L/s)

Q = 0.000278*CAI (L/s) Rational Method

Storm Duration (min)	I_1 (mm/hr)	Outflow 1y ARI	I_5 (mm/hr)	Outflow (L/s) 5y ARI	I_{10} (mm/hr)	Outflow (L/s) 10y ARI	I_{20} (mm/hr)	Outflow (L/s) 20y ARI	I_{100} (mm/hr)	Outflow (L/s) 100y AR	Runoff Vol (m3)
7	37.50	**6.71**	70.50	**14.98**	85.10	**19.03**	105.00	**24.66**	161.20	**41.83**	17.57
8	35.40	**6.33**	66.50	**14.13**	80.20	**17.94**	98.90	**23.22**	151.60	**39.34**	18.88
9	33.70	**6.03**	63.00	**13.38**	76.00	**17.00**	93.60	**21.98**	143.40	**37.21**	20.09
10	34.42	**6.16**	60.06	**12.76**	72.33	**16.18**	89.02	**20.90**	136.07	**35.31**	21.19
12	31.61	**5.66**	55.01	**11.69**	66.17	**14.80**	81.34	**19.10**	124.05	**32.19**	23.18
15	28.33	**5.07**	49.13	**10.44**	59.00	**13.19**	72.43	**17.01**	110.14	**28.58**	25.72
18	25.80	**4.62**	44.61	**9.48**	53.50	**11.96**	65.59	**15.40**	99.49	**25.82**	27.88
20	24.40	**4.37**	42.12	**8.95**	50.46	**11.28**	61.83	**14.52**	93.65	**24.30**	29.16
24	22.09	**3.95**	38.02	**8.08**	45.49	**10.17**	55.56	**13.05**	84.08	**21.82**	31.42
30	19.48	**3.49**	33.39	**7.09**	39.88	**8.92**	48.71	**11.44**	73.34	**19.03**	34.26
45	15.33	**2.74**	26.08	**5.54**	31.03	**6.94**	37.79	**8.87**	56.54	**14.67**	39.61
60	12.84	**2.30**	21.72	**4.61**	25.78	**5.77**	31.32	**7.35**	46.64	**12.10**	43.57
90	10.03	**1.79**	16.80	**3.57**	19.85	**4.44**	24.02	**5.64**	35.48	**9.21**	49.72
120	8.38	**1.50**	13.95	**2.96**	16.43	**3.67**	19.83	**4.66**	29.10	**7.55**	54.37
180	6.50	**1.16**	10.70	**2.27**	12.55	**2.81**	15.08	**3.54**	21.95	**5.70**	61.51
270	5.03	**0.90**	8.20	**1.74**	9.57	**2.14**	11.45	**2.69**	16.53	**4.29**	69.49
360	4.19	**0.75**	6.79	**1.44**	7.90	**1.77**	9.42	**2.21**	13.52	**3.51**	75.78
540	3.25	**0.58**	5.21	**1.11**	6.03	**1.35**	7.16	**1.68**	10.19	**2.64**	85.67
720	2.71	**0.48**	4.32	**0.92**	4.98	**1.11**	5.90	**1.39**	8.34	**2.16**	93.49
1080	2.02	**0.36**	3.21	**0.68**	3.69	**0.83**	4.37	**1.03**	6.17	**1.60**	103.75
1440	1.63	**0.29**	2.59	**0.55**	2.98	**0.67**	3.52	**0.83**	4.96	**1.29**	111.20
1800	1.38	**0.25**	2.18	**0.46**	2.51	**0.56**	2.97	**0.70**	4.18	**1.08**	117.14
2160	1.30	**0.23**	1.90	**0.40**	2.18	**0.49**	2.58	**0.61**	3.62	**0.94**	121.74
2880	0.95	**0.17**	1.51	**0.32**	1.73	**0.39**	2.04	**0.48**	2.87	**0.74**	128.69
4320	0.67	**0.12**	1.06	**0.23**	1.22	**0.27**	1.44	**0.34**	2.02	**0.52**	135.87

STRUCTURAL SYSTEMS
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Date Issued	Wednesday, 27 October 2021
Job No	DT 200108
Site	50-52 SUSSEX STREET, NORTH ADELAIDE
Client	MILLS STRANGWAYS
Proposed	6x3-STOREY NEW DWELLINGS

Post development - Water quantity.

Catchment analysis:

total site area $A_{site} = 1544\ m^2$

Residence No	Site Area (m^2)	Roof Area (m^2)	Paving Area (m^2)
1	192	148	12
2	162	133	9
3	162	133	9
4	162	133	9
5	162	133	9
6	200	150	13
Common drive way	504	89 (above driveway)	(313 − 6x13.5) + (126 − 5) = 353

total Roof area: $A_{roof} = 919\ m^2$ Site perviousness 13.7%

total Paving area: $A_{pa} = 414\ m^2$

for t_c = 7 mins without any OSD, OSR devices.

For 1 in 5 years ARI critical storm event

$Q_{5\,post} = 21.6\ L/s$

For 1 in 100 years ARI critical storm event

$Q_{100\,post} = 59\ L/s$.

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Client	MILLS STRANGWAYS
Proposed	6x3-STOREY NEW DWELLINGS

Estimate the discharge flow to outlet point - Post development

without contribution from detention and retention tank

Catchment analysis

Total Catchment Area =	1544	m^2			C_{10}
1st grade paving	919	m^2	equivalent	59.5 %	0.9
2nd grade paving	414	m^2	equivalent	26.8 %	0.75
Pervious area	211	m^2	equivalent	13.7 %	0.1

Cy = C10*Fy

Design ARI	1	2	5	10	20	40	50	60	80	100	(years)
Fy	0.8	0.85	0.95	1	1.05	1.13	1.15	1.17	1.19	1.2	

Equivalent CA at ARI (years)

	1	2	5	10	20	40	50	60	80	100
(m^2) CA =	927	985	1101	1159	1217	1294	1300	1307	1314	1317
(ha) CA =	0.093	0.098	0.110	0.116	0.122	0.129	0.130	0.131	0.131	0.132
Cequiv =	0.60	0.64	0.71	0.75	0.79	0.84	0.84	0.85	0.85	0.85

Estimate discharge rate for design area for 1, 5,10,20 and 100 years ARI storm event (L/s)

Q = 0.000278*CAI (L/s) Rational Method

Storm Duration (min)	I_1 (mm/hr)	Outflow (L/s) 1y ARI	I_5 (mm/hr)	Outflow (L/s) 5y ARI	I_{10} (mm/hr)	Outflow (L/s) 10y ARI	I_{20} (mm/hr)	Outflow (L/s) 20y ARI	I_{100} (mm/hr)	Outflow (L/s) 100y ARI	Runoff Vol (m3)
7	37.50	**9.66**	70.50	**21.57**	85.10	**27.41**	105.00	**35.51**	161.20	**59.02**	24.79
8	35.40	**9.12**	66.50	**20.35**	80.20	**25.83**	98.90	**33.45**	151.60	**55.50**	26.64
9	33.70	**8.68**	63.00	**19.28**	76.00	**24.48**	93.60	**31.66**	143.40	**52.50**	28.35
10	34.42	**8.87**	60.06	**18.38**	72.33	**23.30**	89.02	**30.11**	136.07	**49.82**	29.89
12	31.61	**8.15**	55.01	**16.83**	66.17	**21.31**	81.34	**27.51**	124.05	**45.42**	32.70
15	28.33	**7.30**	49.13	**15.03**	59.00	**19.00**	72.43	**24.50**	110.14	**40.32**	36.29
18	25.80	**6.65**	44.61	**13.65**	53.50	**17.23**	65.59	**22.18**	99.49	**36.42**	39.34
20	24.40	**6.29**	42.12	**12.89**	50.46	**16.25**	61.83	**20.91**	93.65	**34.29**	41.14
24	22.09	**5.69**	38.02	**11.63**	45.49	**14.65**	55.56	**18.79**	84.08	**30.78**	44.33
30	19.48	**5.02**	33.39	**10.22**	39.88	**12.85**	48.71	**16.47**	73.34	**26.85**	48.33
45	15.33	**3.95**	26.08	**7.98**	31.03	**10.00**	37.79	**12.78**	56.54	**20.70**	55.89
60	12.84	**3.31**	21.72	**6.65**	25.78	**8.30**	31.32	**10.59**	46.64	**17.08**	61.47
90	10.03	**2.58**	16.80	**5.14**	19.85	**6.39**	24.02	**8.12**	35.48	**12.99**	70.14
120	8.38	**2.16**	13.95	**4.27**	16.43	**5.29**	19.83	**6.71**	29.10	**10.65**	76.71
180	6.50	**1.68**	10.70	**3.27**	12.55	**4.04**	15.08	**5.10**	21.95	**8.04**	86.79
270	5.03	**1.30**	8.20	**2.51**	9.57	**3.08**	11.45	**3.87**	16.53	**6.05**	98.04
360	4.19	**1.08**	6.79	**2.08**	7.90	**2.54**	9.42	**3.19**	13.52	**4.95**	106.91
540	3.25	**0.84**	5.21	**1.59**	6.03	**1.94**	7.16	**2.42**	10.19	**3.73**	120.87
720	2.71	**0.70**	4.32	**1.32**	4.98	**1.60**	5.90	**2.00**	8.34	**3.05**	131.90
1080	2.02	**0.52**	3.21	**0.98**	3.69	**1.19**	4.37	**1.48**	6.17	**2.26**	146.37
1440	1.63	**0.42**	2.59	**0.79**	2.98	**0.96**	3.52	**1.19**	4.96	**1.82**	156.89
1800	1.38	**0.36**	2.18	**0.67**	2.51	**0.81**	2.97	**1.00**	4.18	**1.53**	165.27
2160	1.30	**0.34**	1.90	**0.58**	2.18	**0.70**	2.58	**0.87**	3.62	**1.33**	171.76
2880	0.95	**0.24**	1.51	**0.46**	1.73	**0.56**	2.04	**0.69**	2.87	**1.05**	181.56
4320	0.67	**0.17**	1.06	**0.32**	1.22	**0.39**	1.44	**0.49**	2.02	**0.74**	191.69

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Include common driveway area average each residence site area:

$$A_{aver} = \frac{1544}{6} = 257\ m^2$$

With 2 group of three dwelling adopt DTS / DPF 1.1

Site area 200 – 400 m^2

retention tank required 2000 L for each resident.

detention volume required per dwelling 1000 L.

Roof area connected to tank > 80%. Satisfy.

Due to limited space, provide tank underground at front yard of each allotment.

The detention component to be pumped out to street WT via pump system with pump rate similar as the detention tank with ϕ20 orifice.

Discharge rate from equivalent detention tank. $h = 0.66m$

$$A_{orifice} = \pi r^2 = 3.14 \times 10^2\ mm^2 = 3.14 \times 10^{-4}\ m^2$$

$$Q_{orifice} = 3.14 \times 10^{-4} \times (2 \times 9.81 \times 0.66)^{0.5} \times 0.61 \times 10^3$$

$$= \underline{0.69\ L/s}$$

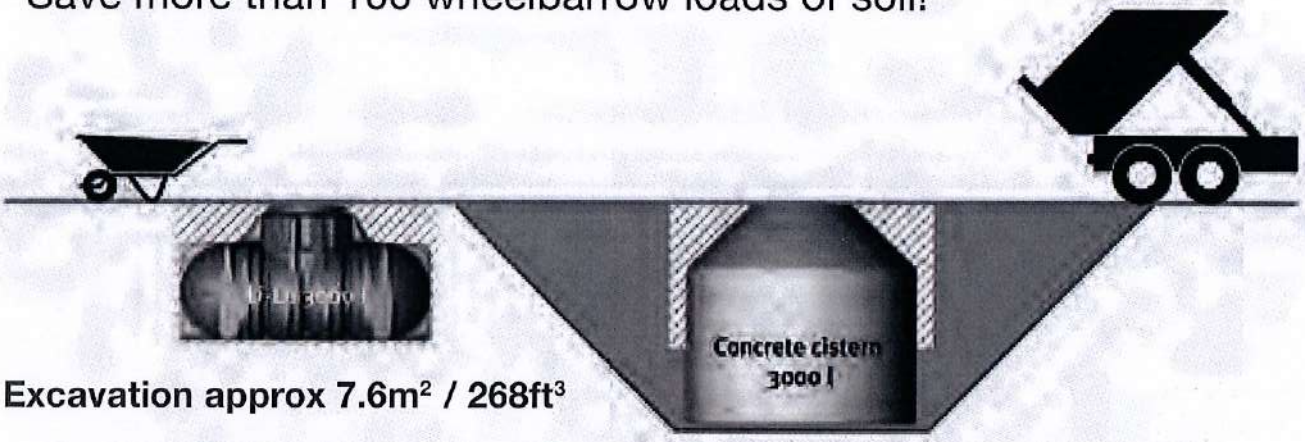
Adopt 0.6 L/s pump rate per residence

total pump out rate $0.6 \times 6 = \underline{3.6}$ L/s for all residence

Li-Lo Underground Water Tanks

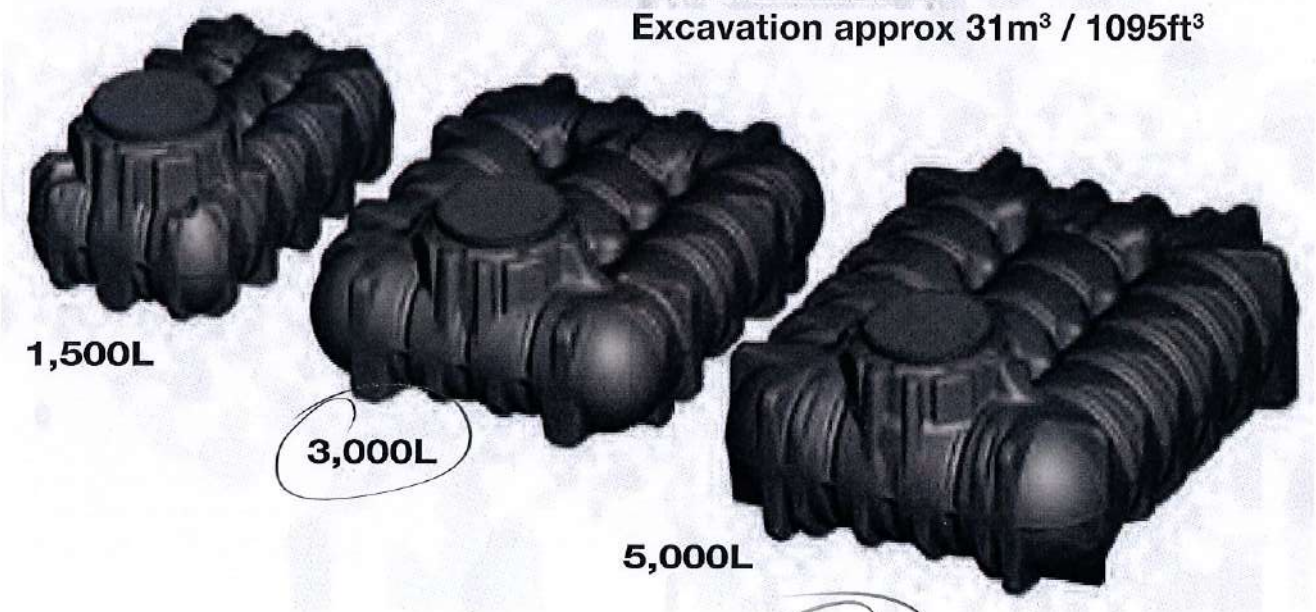
75% less digging compared with a concrete cistern.

Save more than 100 wheelbarrow loads of soil!



Excavation approx 7.6m² / 268ft³

Excavation approx 31m³ / 1095ft³



1,500L

3,000L

5,000L

	1,500L	3,000L	5,000L
Length	2,100mm	2,450mm	2,890mm
Width	1,250mm	2,100mm	2,300mm
Height of tank collar	700mm	735mm	950mm
Height of dome collar	315mm	315mm	315mm
Weight	80kgs	170kgs	240kgs

PO 1.1	DTS/DPF 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.	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

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Estimate the discharge flow to outlet point - Post development

WITH contribution from detention and retention tank

Catchment analysis

exclude roof area that direct to OSR&OSD

Total Catchment Area =	743	m^2			C_{10}
1st grade paving	118	m^2	equivalent	15.9 %	0.9
2nd grade paving	414	m^2	equivalent	55.7 %	0.75
Pervious area	211	m^2	equivalent	28.4 %	0.1

Cy = C10*Fy

Design ARI	1	2	5	10	20	40	50	60	80	100	(years)
Fy	0.8	0.85	0.95	1	1.05	1.13	1.15	1.17	1.19	1.2	

Equivalent CA at ARI (years)

	1	2	5	10	20	40	50	60	80	100
(m^2) CA =	350	372	416	438	460	493	499	506	513	516
(ha) CA =	0.035	0.037	0.042	0.044	0.046	0.049	0.050	0.051	0.051	0.052
Cequiv =	0.47	0.50	0.56	0.59	0.62	0.66	0.67	0.68	0.69	0.69

Estimate discharge rate for design area for 1, 5,10,20 and 100 years ARI storm event (L/s)

Q = 0.000278*CAI (L/s) Rational Method

Storm Duration (min)	I_1 (mm/hr)	Outflow (L/s) 1y ARI	I_5 (mm/hr)	Outflow (L/s) 5y ARI	I_{10} (mm/hr)	Outflow (L/s) 10y ARI	I_{20} (mm/hr)	Outflow (L/s) 20y ARI	I_{100} (mm/hr)	Outflow (L/s) 100y ARI	Runoff Vol (m3)
7	37.50	**3.65**	70.50	**8.15**	85.10	**10.36**	105.00	**13.42**	161.20	**23.12**	9.71
8	35.40	**3.45**	66.50	**7.69**	80.20	**9.76**	98.90	**12.64**	151.60	**21.74**	10.44
9	33.70	**3.28**	63.00	**7.28**	76.00	**9.25**	93.60	**11.96**	143.40	**20.57**	11.11
10	34.42	**3.35**	60.06	**6.94**	72.33	**8.80**	89.02	**11.38**	136.07	**19.52**	11.71
12	31.61	**3.08**	55.01	**6.36**	66.17	**8.05**	81.34	**10.39**	124.05	**17.79**	12.81
15	28.33	**2.76**	49.13	**5.68**	59.00	**7.18**	72.43	**9.26**	110.14	**15.80**	14.22
18	25.80	**2.51**	44.61	**5.16**	53.50	**6.51**	65.59	**8.38**	99.49	**14.27**	15.41
20	24.40	**2.38**	42.12	**4.87**	50.46	**6.14**	61.83	**7.90**	93.65	**13.43**	16.12
24	22.09	**2.15**	38.02	**4.40**	45.49	**5.54**	55.56	**7.10**	84.08	**12.06**	17.37
30	19.48	**1.90**	33.39	**3.86**	39.88	**4.85**	48.71	**6.22**	73.34	**10.52**	18.93
45	15.33	**1.49**	26.08	**3.02**	31.03	**3.78**	37.79	**4.83**	56.54	**8.11**	21.90
60	12.84	**1.25**	21.72	**2.51**	25.78	**3.14**	31.32	**4.00**	46.64	**6.69**	24.08
90	10.03	**0.98**	16.80	**1.94**	19.85	**2.42**	24.02	**3.07**	35.48	**5.09**	27.48
120	8.38	**0.82**	13.95	**1.61**	16.43	**2.00**	19.83	**2.53**	29.10	**4.17**	30.05
180	6.50	**0.63**	10.70	**1.24**	12.55	**1.53**	15.08	**1.93**	21.95	**3.15**	34.00
270	5.03	**0.49**	8.20	**0.95**	9.57	**1.16**	11.45	**1.46**	16.53	**2.37**	38.41
360	4.19	**0.41**	6.79	**0.79**	7.90	**0.96**	9.42	**1.20**	13.52	**1.94**	41.88
540	3.25	**0.32**	5.21	**0.60**	6.03	**0.73**	7.16	**0.92**	10.19	**1.46**	47.35
720	2.71	**0.26**	4.32	**0.50**	4.98	**0.61**	5.90	**0.75**	8.34	**1.20**	51.67
1080	2.02	**0.20**	3.21	**0.37**	3.69	**0.45**	4.37	**0.56**	6.17	**0.88**	57.34
1440	1.63	**0.16**	2.59	**0.30**	2.98	**0.36**	3.52	**0.45**	4.96	**0.71**	61.46
1800	1.38	**0.13**	2.18	**0.25**	2.51	**0.31**	2.97	**0.38**	4.18	**0.60**	64.75
2160	1.30	**0.13**	1.90	**0.22**	2.18	**0.27**	2.58	**0.33**	3.62	**0.52**	67.29
2880	0.95	**0.09**	1.51	**0.17**	1.73	**0.21**	2.04	**0.26**	2.87	**0.41**	71.13
4320	0.67	**0.07**	1.06	**0.12**	1.22	**0.15**	1.44	**0.18**	2.02	**0.29**	75.10

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Check total discharge rate with contribution of detention & retention tanks.

Total area excluded roof area to tank.

$A_t = 1544 - (135 + 133 \times 4 + 134) = 743\ m^2$

Area remaining $= 89 + 13 + 16 = 118\ m^2$

$A_{pav} = 414\ m^2$ discharge.

Discharge rate from the remaining area $t_c = 7$ mins

$Q_{5\,out} = 8.2\ L/s$ $Q_{100\,out} = 23.1\ L/s$

total site discharge rate include pump contribution.

$Q_{5\,out\,total} = 8.2 + 3.6 = 11.8\ L/s$ < predev Q_5. (15 L/s)

$Q_{100\,out\,total} = 23.1 + 3.6 = 26.7\ L/s$ < predev Q_{100} (41.8 L/s)

20 f) POST development discharge quantity will be less than predevelopment Q_{out}, satisfy.

20 g) Refer site plan for storm water gravity discharge to
20 h) Street WT.
20 i) 2 existing SW checker plate are reused for the new developments.

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20 d) Water quality.

e)

Post dev Common driveway area total

313 + 126 = 439 m²

Pre development carpark area 204 m² - No treatment available.

to ensure water quality met or better than pre developing condition, provide filtration pit to capture surface flow on common driveway.

Filtration pit - Enviss sediment can filled & remove contaminants, gross pollution before discharge to street WT. See attach pit information.

Each pit can treat 77m² paving area. Adopt 6 pits for the common driveway. → meet & exceeding water quality requirements.

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DT200108 50-52 Sussex Street, North Adelaide.

20 a) - Property not locates in the flood zone.
- Flour level must be above level of footpath. & top kerb level by 300mm. Resident 1→5 are satisfy.

Residence 6, FFL is lower than TK + 300mm. To satisfy flood resilient condition, provide a high point 300mm above TK level so that flood can't get in the building side.

20 c) Site fall North toward the South
Northern neighbour properties fall toward Stanley Street. Minor rear yard area may contribute to the site. The main roof & front paving contributes & be directed to Stanley Street underground Storm water System.

Surface flow path to follow common driveway at the rear & fall toward the center driveway to Sussex Street.

→ Neighbour catchment area ≃ 490 m²

Upstream surface flow rate passing the site during critical 1 in 100 years ARI storm. t_c = 7min

$Q_{up} = 0.000278 . C.A.I$

$= 0.000278 \times 0.3 \times 490 \times 186 \times 1.2 = \underline{9.1 L/s}$

allowed some paving

Total overland flow $Q_{total} = Q_{up} + Q_{site} = 9.1 + 23.1$

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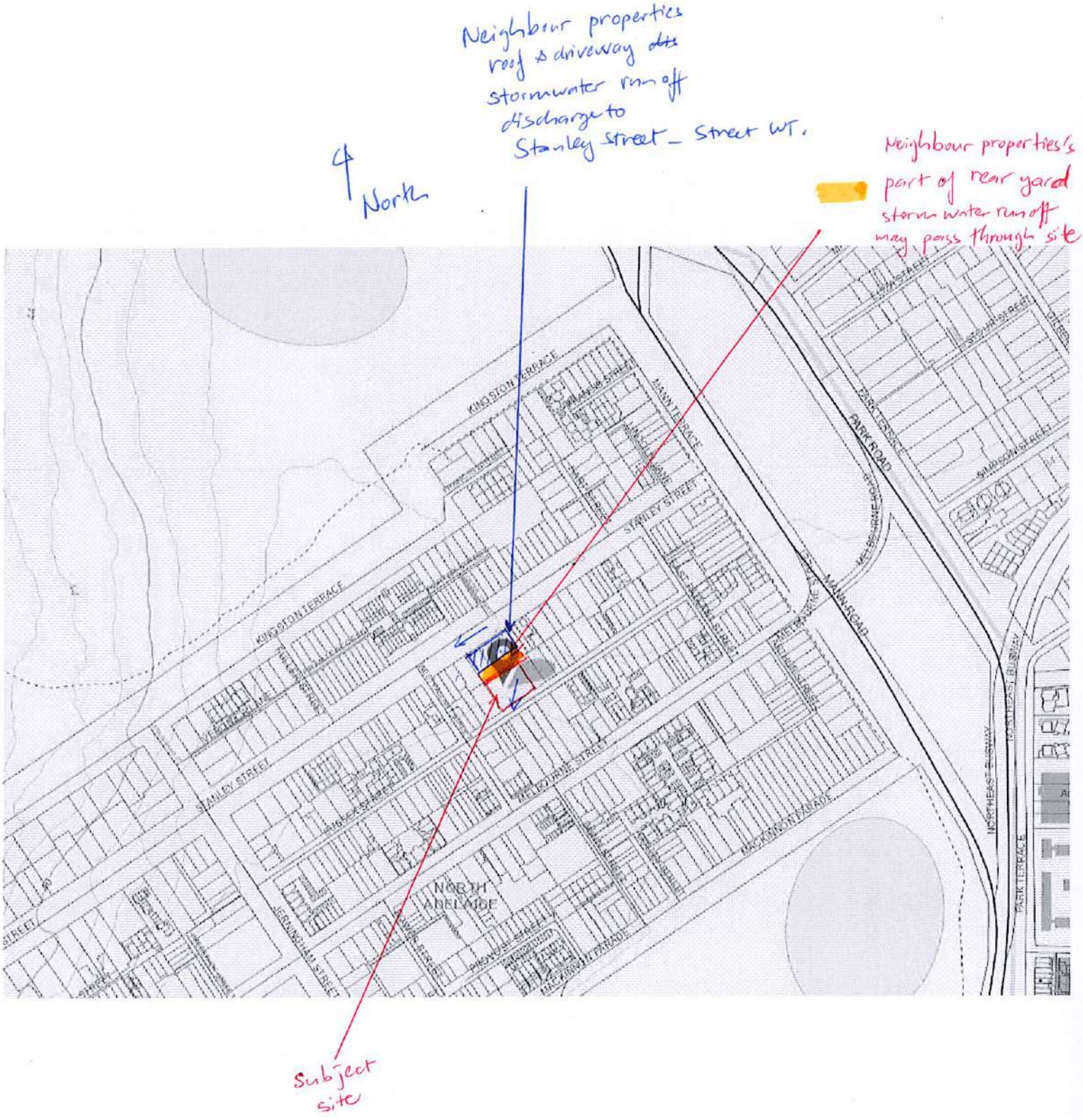
Q_{total} = 32.2 L/s.

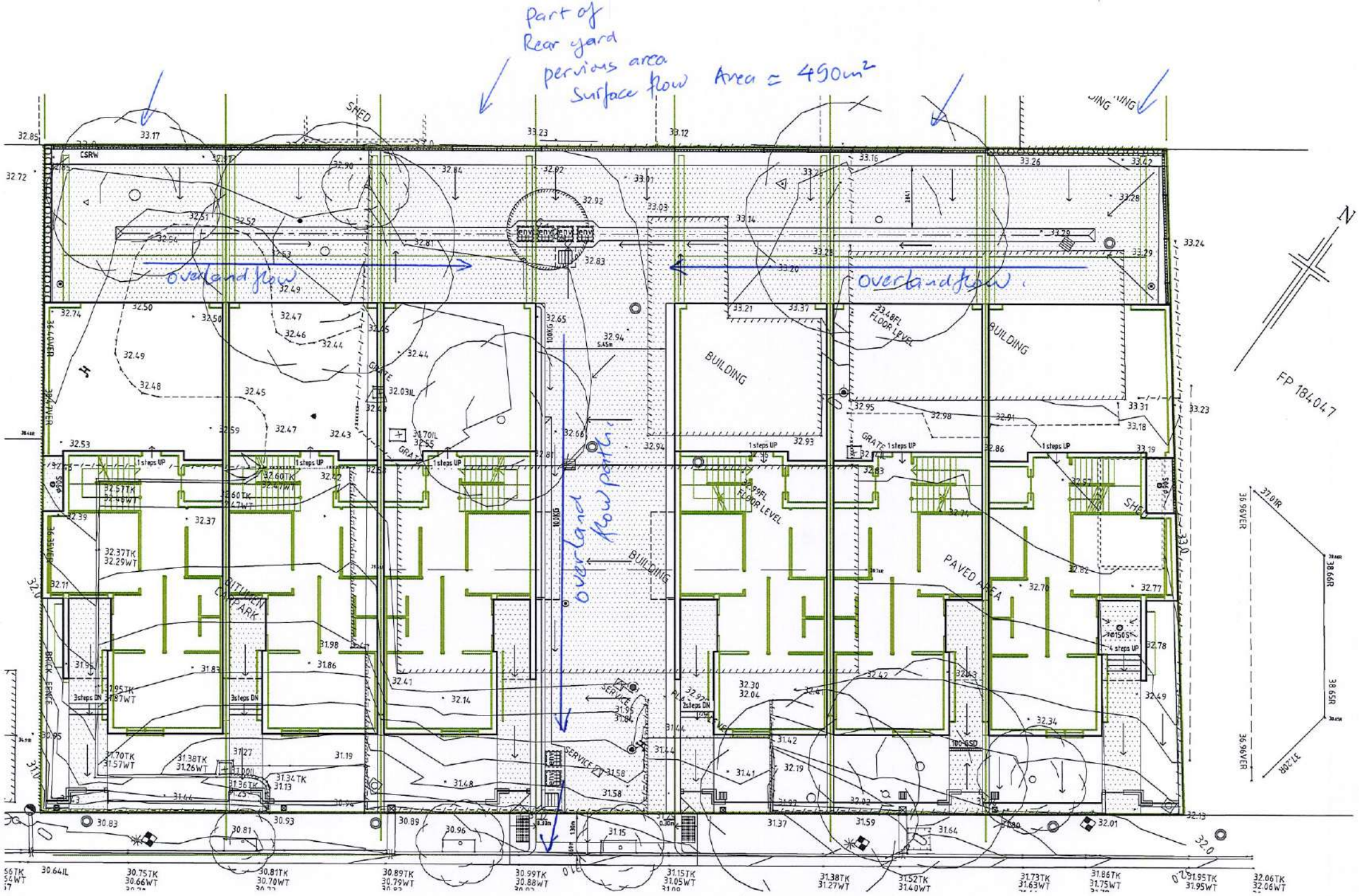
For 100 kerb & gutter at 1:44 slope assump all underground pipe blocked.

Flow depth in gutter at the design rate 60 mm < 100 mm.

Overland flow will be fully contained in the common driveway. PASS.


Neighbour properties roof & driveway stormwater run off discharge to Stanley Street – Street WT.
North
Neighbour properties's part of rear yard storm water run off may pass through site
KINGSTON TERRACE
MANN TERRACE
STANLEY STREET
PARK ROAD
MAIN ROAD
MELBOURNE STREET
NORTHEAST BUSWAY
PARK TERRACE
NORTH ADELAIDE
Subject site


N



Overland flow path layout - N.T.S.

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Gutter and overland flow (Manning)

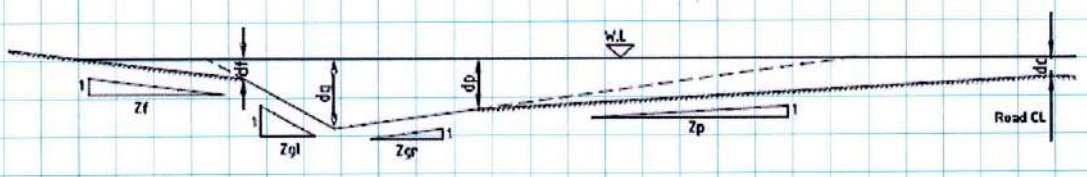
100 upright kerb and gutter

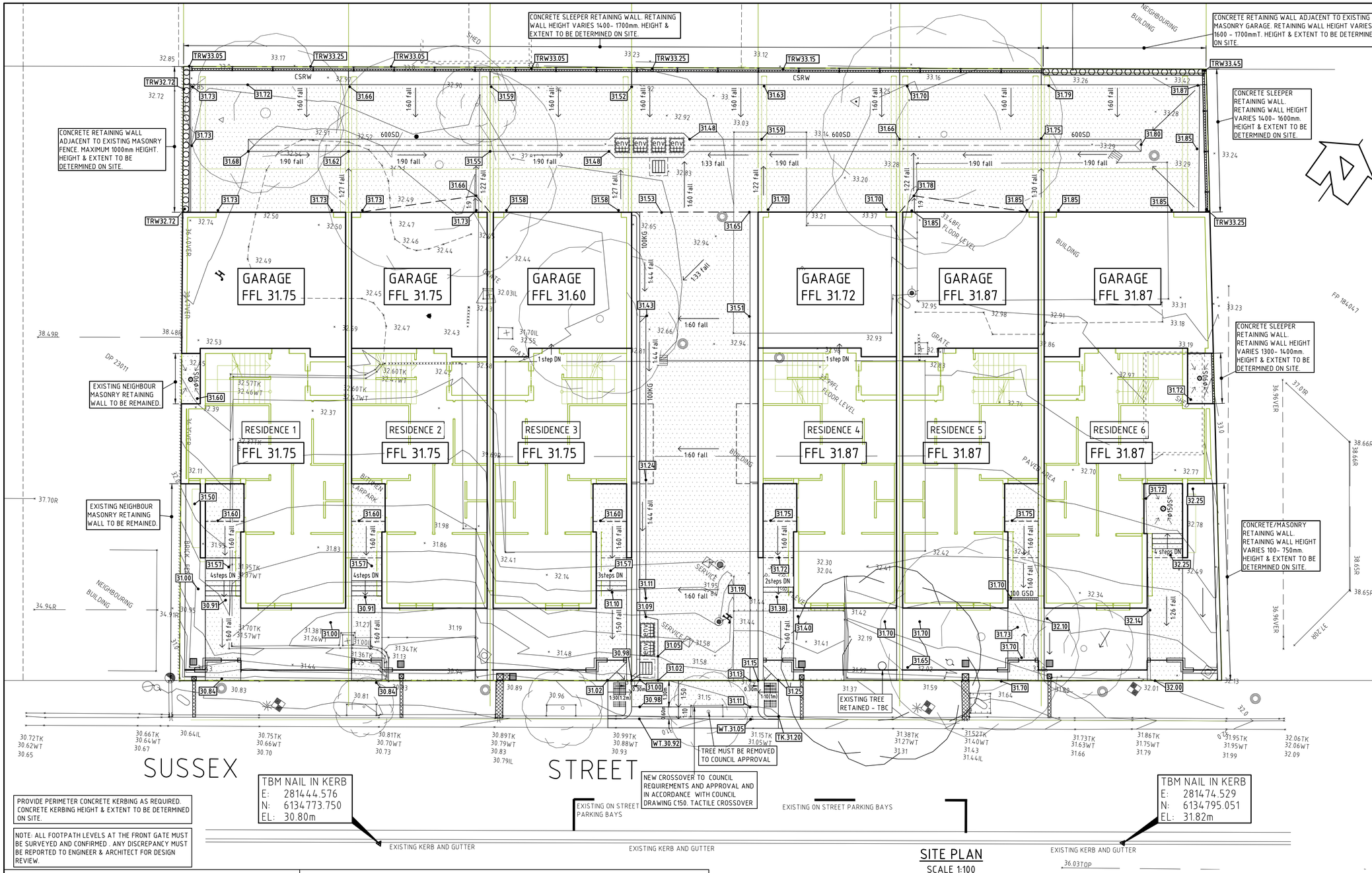
Road width (m) =	5.4	(To edge of lip of kerb only)	
Road crossfall(%) =	1.7		
Pavement roughness np =	0.012	(concrete paving)	
Gutter width (m) =	0.300	(WT to lip of keb)	
Gutter crossfall(m/m) =	0.133	(y/x) Depth	0.04 (m)
Gutter face slope (m/m) =	3	(y/x) Set back	0.04 (m)
Gutter height (m) =	0.100	(back of kerb to WT)	
Gutter roughness ng =	0.012	(concrete)	
Footpath reserve width (m) =	0.300		
Footpath crossfall (%) =	1.0		
Foot path roughness nf =	0.014	(paving)	
Correction factor F=	0.800	(typical gutter)	
Longitudinal Slope So =	0.023	equivalent =	2.27 % (1 in 44 fall)
Design flow rate Q =	**32.2**	(L/s)	
Water depth(m)=	**0.066**	(in gutter)	
Maximum allowable dg =	0.103	(m)	when flow width spread over footpath
When flow spread over road crown dg =	0.130	(m)	
Zgr =	7.500		
Zgl =	0.400		
Zp =	60.024		
Zf =	100.000		
dg =	0.066	(m)	
dp =	0.026	(m)	
dc =	0.000	(m)	
df =	0.000	(m)	

$$Q = 0.375F[((Zgr+Zgl)/ng)*(dg^{(8/3)}-dp^{(8/3)}-df^{(8/3)})+(Zp/np)*(dp^{(8/3)}-dc^{(8/3)})+(Zf/nf)*df^{(8/3)}]*So^{(1/2)}$$

(Technical note 4 - ARR, Searcy 1969)

Qcap =	**0.033**	**(m^3/s) =**	**32.8 (L/s)**
Flow width =	**1.901**	(m)	flow not over footpath
Velocity average V =	**0.939**	(m/s)	
Velocity x Depth =	0.062	OK Velocity x Depth <0.4 - Satisfied	
Area of flow =	0.035	(m^2)	
Wetted perimeter =	1.935	(m)	





SITE PLAN
SCALE 1:100

NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ASSOCIATED DRAWINGS/SPECIFICATIONS AND ANY DISCREPANCIES TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION.
2. ALL WORK EXTERNAL TO SITE BOUNDARY TO BE CARRIED OUT TO COUNCIL REQUIREMENTS.
3. USE FLEXIBLE CONNECTION FOR STORMWATER PIPES.
4. THIS IS NOT A CADASTRAL PLAN AND SHOULD NOT BE USED IN DETERMINING PRECISE DIMENSIONS WITH RESPECT TO BOUNDARIES.
5. ALL U.P.V.C. PIPES LESS THAN 200mm BELOW THE SURFACE ON THE DRIVEWAY TO BE ENCASED IN 100mm CONCRETE.
6. PIPES LESS THAN 300mm IN DEPTH (FROM TOP OF PIPE) MUST HAVE CONCRETE COVER.
7. BUILDERS/ CONTRACTORS TO CHECK FOR ANY UNDERGROUND SERVICES PRIOR TO CONSTRUCTION.
8. STORMWATER TANK TO BE PLUMBED TO LAUNDRY \ WC - REFER TO ARCHITECTURAL DRAWINGS, OWNER, BUILDER, DEVELOPER FOR DETAILS.
9. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO ENSURE THAT FINISHED LEVELS AS PROPOSED BY ENGINEER BE ADEQUATE AS TO GET DESIRED FALL TO SEWERAGE INVERT. OWNER/BUILDER/PLUMBING CONSULTANT/PLUMBER MUST CHECK EXISTING SEWERAGE CONNECTION POINT INVERT TO ENSURE THAT PROPOSED FINISHED LEVELS ARE ADEQUATE PRIOR TO COMMENCEMENT OF ANY WORK.

LEGEND:

- ø90S — ø90 GRATED SUMP (TYP).
- enviS — 600SQ ENVISS SENTINEL FILTER PIT HD GRATED COVER
- JUNCTION BOX AS PER COUNCIL DETAILS C222 - LEVEL TO MATCH ADJACENT FOOTPATH, TO BE DETERMINED ONSITE.
- GRATED SUMP - SIZE REFER PLAN
- * 32.49 — EXISTING LEVEL
- tk 31.84 — TOP KERB DESIGN LEVEL
- 150mm WIDE CHECKER PLATE
- 250mm WIDE CHECKER PLATE
- CSRW — CONCRETE SLEEPER RETAINING WALL
- WT.31.51 — WATER TABLE LEVEL
- 100.35 — DESIGN LEVEL
- TRW33.45 — ESTIMATE RETAINING WALL TOP LEVEL - ACTUAL LEVEL TO BE DETERMINED ON SITE
- 100 GSD — 100mm WIDE GRATED STRIP DRAIN.
- 100 KERB — CONCRETE RETAINING KERB
- 100KG — 100mm CONCRETE KERB & WATER TABLE
- 100K — 100mm CONCRETE KERB
- SD600 — 600mm WIDE SPOON DRAIN

NOTES

1. ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND GENERAL CONDITIONS OF THE CONTRACT, THE ASSOCIATED ARCHITECTURAL DRAWINGS, THE ENGINEER'S SOIL AND FOOTING CONSTRUCTION REPORT AND ANY OTHER DRAWINGS RELATING TO THIS PROJECT.
2. ALL DIMENSIONS, LEVELS AND SETTING OUT SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND CHECKED ON SITE PRIOR TO COMMENCING FABRICATION AND/ OR CONSTRUCTION.
3. THE ENGINEER'S DRAWINGS MUST NOT BE SCALED.
4. ALL DIMENSIONS IN mm UNLESS OTHERWISE SPECIFIED.
5. ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.
6. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL TO ENSURE THAT THEY ARE USING THE CURRENT VERSION OF THIS DRAWING. STRUCTURAL SYSTEMS PTY LTD ACCEPTS NO LIABILITY FOR ISSUES ARISING FROM THE USE OF SUPERSEDED DRAWINGS.

PLANNING APPROVAL

ISSUE NO.	DESCRIPTIONS	DATE	BY
P.A.0	ISSUED FOR PLANNING APPROVAL	27/10/21	KS
P.0	FOR PRELIMINARY ARCH DRAWING RECEIVED: 06/10/21 LEVEL RECEIVED: 22/01/20	13/10/21	KS

PROJECT
6x3-STOREY NEW DWELLINGS

ADDRESS
50-62 SUSSEX STREET, NORTH ADELAIDE

DRAWING TITLE
SITE PLAN

CLIENT
MILLS STRANGWAYS

STRUCTURAL SYSTEMS consulting engineers

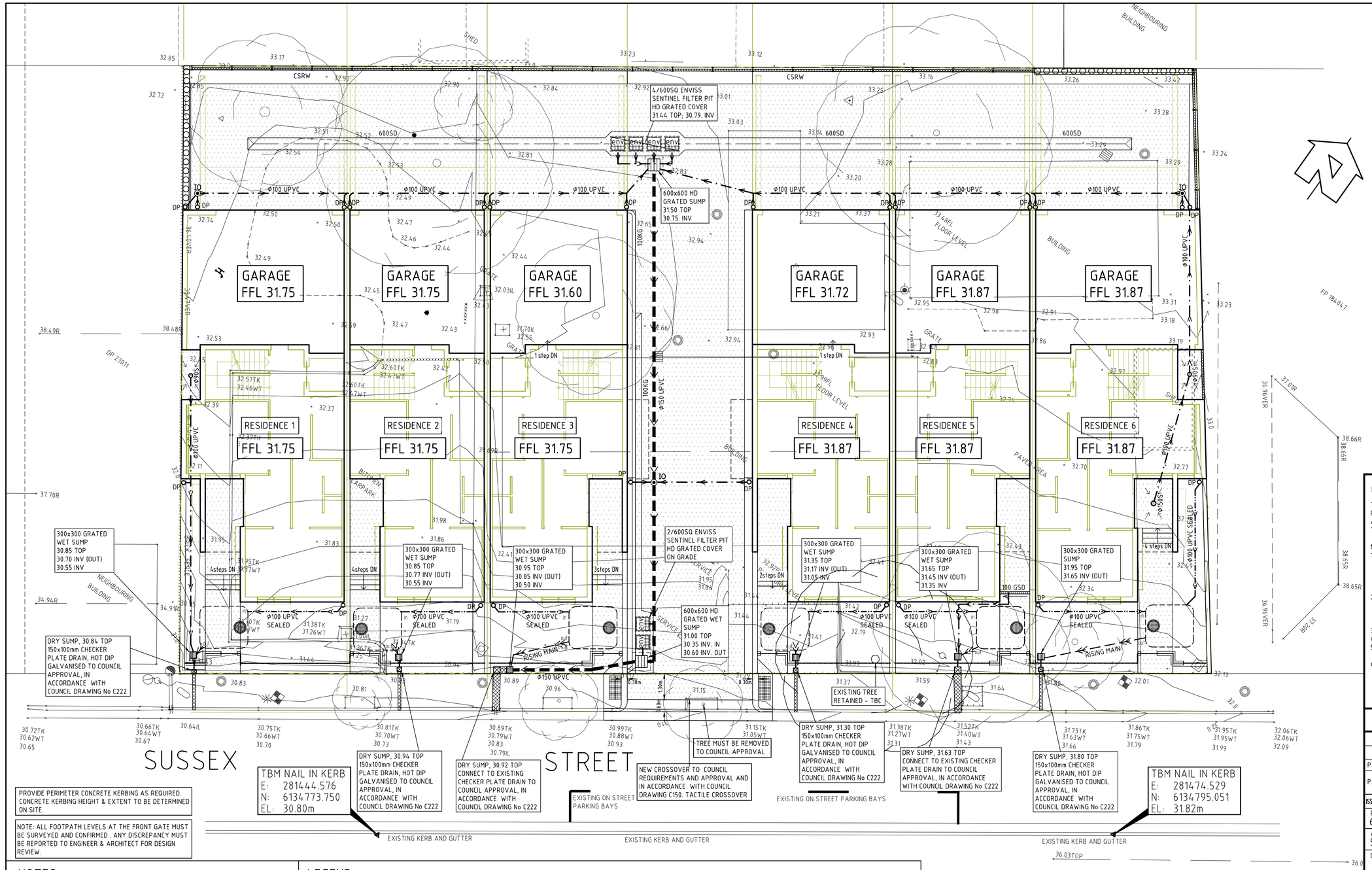
108 Wright Street, Adelaide SA 5000 Tel: (08) 8231 6000
Fax: (08) 8231 3444 Email: civil@structuralsystemssa.com.au ABN 21 366 115 939

DRAWN	NN	DESIGNED	NN
CHECKED		DATE REVISED	--
SCALE	1:100 UNO	PAPER SIZE	A1
ALL DIMENSIONS IN mm - DO NOT SCALE		DATE ISSUED	27/10/21
		PLOT SCALE	1:100

JOB No.	DRAWING No.	STAGE	ISSUE
DT 200108	SW01	PA	0

STAGE ABBREVIATION: P-PRELIMINARY; DS-ENGINEERING DESIGN STAGE; PA-FOR PLANNING APPROVAL; T-TENDER; BA-BUILDING APPROVAL; C-FOR CONSTRUCTION

27/10/2021 4:39:15 PM



NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ASSOCIATED DRAWINGS/SPECIFICATIONS AND ANY DISCREPANCIES TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION.
2. ALL WORK EXTERNAL TO SITE BOUNDARY TO BE CARRIED OUT TO COUNCIL REQUIREMENTS.
3. USE FLEXIBLE CONNECTION FOR STORMWATER PIPES.
4. THIS IS NOT A CADASTRAL PLAN AND SHOULD NOT BE USED IN DETERMINING PRECISE DIMENSIONS WITH RESPECT TO BOUNDARIES.
5. ALL U.P.V.C. PIPES LESS THAN 200mm BELOW THE SURFACE ON THE DRIVEWAY TO BE ENCASED IN 100mm CONCRETE.
6. PIPES LESS THAN 300mm IN DEPTH (FROM TOP OF PIPE) MUST HAVE CONCRETE COVER.
7. BUILDERS/ CONTRACTORS TO CHECK FOR ANY UNDERGROUND SERVICES PRIOR TO CONSTRUCTION.
8. STORMWATER TANK TO BE PLUMBED TO LAUNDRY \ WC - REFER TO ARCHITECTURAL DRAWINGS, OWNER, BUILDER, DEVELOPER FOR DETAILS.
9. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO ENSURE THAT FINISHED LEVELS AS PROPOSED BY ENGINEER BE ADEQUATE AS TO GET DESIRED FALL TO SEWERAGE INVERT. OWNER/BUILDER/PLUMBING CONSULTANT/PLUMBER MUST CHECK EXISTING SEWERAGE CONNECTION POINT INVERT TO ENSURE THAT PROPOSED FINISHED LEVELS ARE ADEQUATE PRIOR TO COMMENCEMENT OF ANY WORK.

LEGEND:

- ⌀100 UPVC — STORMWATER ALIGNMENT ⌀100 UPVC PIPE. 1:100 FALL MIN.
- ⌀150 UPVC — STORMWATER ALIGNMENT ⌀150 UPVC PIPE. 1:100 FALL MIN.
- ⌀100 UPVC SEALED — UNDER GROUND SEALED SYSTEM ⌀100 UPVC PIPE
- RISING MAIN — RISING MAIN - PE PIPE. SIZE & GRADE TO SUIT PUMP RATE BY OTHERS
- JUNCTION BOX AS PER COUNCIL DETAILS C222 - LEVEL TO MATCH ADJACENT FOOTPATH, TO BE DETERMINED ONSITE.
- GRATED SUMP - SIZE REFER PLAN
- DP — DOWNPIPE
- * 32.49 — EXISTING LEVEL
- TK 31.84 — TOP KERB DESIGN LEVEL
- WT.31.51 — WATER TABLE LEVEL
- 100.35 — DESIGN LEVEL
- TRW33.45 — ESTIMATE RETAINING WALL TOP LEVEL - ACTUAL LEVEL TO BE DETERMINED ON SITE
- 100 GSD — 100mm WIDE GRATED STRIP DRAIN.
- 100 KERB — CONCRETE RETAINING KERB
- 100KG — 100mm CONCRETE KERB & WATER TABLE
- 100K — 100mm CONCRETE KERB
- SD600 — 600mm WIDE SPOON DRAIN
- 150mm WIDE CHECKER PLATE
- 250mm WIDE CHECKER PLATE
- CSRW — CONCRETE SLEEPER RETAINING WALL
- INDICATES 3000L UNDERGROUND STORMWATER TANK. TO CAPTURE 80% OF ROOF STORMWATER RUNOFF. 2000L USABLE STORAGE CELL PLUMBED TO A TOILET AND LAUNDRY COLD WATER OUTLETS OR HOT WATER SERVICE. 1000L ACTING AS A DETENTION TANK WITH PUMP SYSTEM TO PUMP OUT TO STREET WATER TABLE. REQUIRED PUMPING RATE = 0.6L/s. PROVIDE TWIN PUMPS WITH ALARM TO MANUFACTURES SPECIFICATION & DETAILS. PUMP AND RISING MAINS TO BE DESIGNED, SELECTED AND SIZED ACCORDINGLY BY PUMP SUPPLIER /SERVICES ENGINEER. SELECTED PUMPS AND PUMP STATION MUST BE SUITABLE FOR ITS INTENDED USE.
- IO — INSPECTION OPENING/ FLUSH POINT
- ⌀90S — ⌀90 GRATED SUMP (TYP).
- env — 600SQ ENVISS SENTINEL FILTER PIT HD GRATED COVER

STORMWATER LAYOUT PLAN

SCALE 1:100

NOTE: DOWN PIPES CONCEALMENT OR LIMITED ACCESS MUST SATISFIED THAT:
- THE INSPECTION OPENINGS FOR TESTING AND MAINTENANCE PURPOSES SHALL BE PROVIDED AND HAVE NOMINAL SIZE NOT LESS THAN NOMINAL DIAMETER OF THE DOWN PIPE. INSPECTION OPENINGS MUST BE ACCESSIBLE. INSPECTION OPENING FOR EACH CONCEALED DOWN PIPE IS NOT SHOWN ON PLAN FOR CLARITY. PLUMBER/CONTRACTOR TO DETERMINED ON SITE SUITABLE LOCATION.
- THE INSTALLATION COMPLIES WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION AND MAINTENANCE PROCEDURES FOR THE MATERIAL AND PRODUCTS.
- SEAMS AND JOINTS ARE WATER TIGHT.
- CLEAR OF ANY STRUCTURAL MEMBERS.
- NOT CONCEAL IN ANY DRY WALL CONSTRUCTION THAT COULD INTERFERE WITH THE STRUCTURAL INTEGRITY OF THE WALL.

NOTE: BUILDER/CONTRACTOR TO ENSURE UNDERGROUND TANK ARE INSTALLED OUTSIDE EXISTING OR PROPOSED FOOTING INFLUENT ZONE. OUR OFFICE SHALL BE CONTACTED FOR ADVISE & RECOMMENDATION IF THERE IS POSSIBILITY OF DESTABILIZING EXISTING OR PROPOSED STRUCTURE AS THE RESULT OF UNDERGROUND TANK INSTALLATION.

NOTE: ALL UNDERGROUND TANK MUST BE DESIGNED & BUILT WITH ANTI-FLOATATION SYSTEM TO MANUFACTURER'S SPECIFICATIONS TO OVERCOME HYDROSTATIC PRESSURE (UPLIFT) ASSOCIATED WITH UNDERGROUND TANK. ALL UNDERGROUND TANK MUST BE DESIGNED & INSTALLED STRICTLY AS PER MANUFACTURER'S REQUIREMENTS/SPECIFICATIONS FOR ITS INTENDED USE. ALL SITE FACTORS SHALL BE CONSIDERED SUCH AS TRAFFIC LOAD, CORROSION, HAZARDOUS FACTOR..... etc.

NOTES
1. ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND GENERAL CONDITIONS OF THE CONTRACT, THE ASSOCIATED ARCHITECTURAL DRAWINGS, THE ENGINEER'S SOIL AND FOOTING CONSTRUCTION REPORT AND ANY OTHER DRAWINGS RELATING TO THIS PROJECT.
2. ALL DIMENSIONS, LEVELS AND SETTING OUT SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND CHECKED ON SITE PRIOR TO COMMENCING FABRICATION AND/ OR CONSTRUCTION.
3. THE ENGINEER'S DRAWINGS MUST NOT BE SCALED.
4. ALL DIMENSIONS IN mm UNLESS OTHERWISE SPECIFIED.
5. ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.
6. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL TO ENSURE THAT THEY ARE USING THE CURRENT VERSION OF THIS DRAWING. STRUCTURAL SYSTEMS PTY LTD ACCEPTS NO LIABILITY FOR ISSUES ARISING FROM THE USE OF SUPERSEDED DRAWINGS.

PLANNING APPROVAL

ISSUE NO.	DESCRIPTIONS	DATE	BY
P.A.0	ISSUED FOR PLANNING APPROVAL	27/10/21	KS
P.0	FOR PRELIMINARY ARCH DRAWING RECEIVED: 06/10/21 LEVEL RECEIVED: 22/01/20	13/10/21	KS

PROJECT
6x3-STOREY NEW DWELLINGS

ADDRESS
50-62 SUSSEX STREET, NORTH ADELAIDE

DRAWING TITLE
STORMWATER LAYOUT PLAN

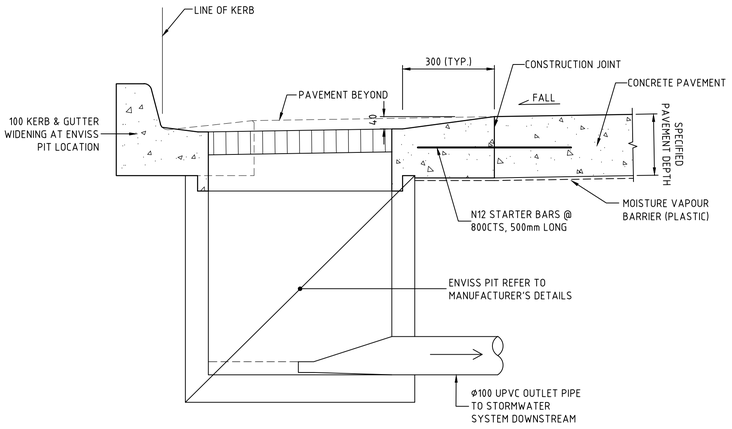
CLIENT
MILLS STRANGWAYS

STRUCTURAL SYSTEMS consulting engineers
108 Wright Street, Adelaide SA 5000 Tel: (08) 8231 6000
Fax: (08) 8231 3444 Email: civil@structuralsystemssa.com.au ABN 21 366 115 939

DRAWN	NN	DESIGNED	NN
CHECKED		DATE REVISED	--
SCALE	PAPER SIZE	DATE ISSUED	27/10/21
1:100 UNO	A1	PLOT SCALE	1:100
ALL DIMENSIONS IN mm - DO NOT SCALE			
JOB No.	DRAWING No.	STAGE	ISSUE
DT 200108	SW02	PA	0

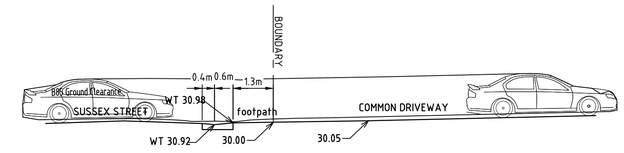
STAGE ABBREVIATION: P-PRELIMINARY; DS-ENGINEERING DESIGN STAGE; PA-FOR PLANNING APPROVAL; T-FOR TENDER, BA-BUILDING APPROVAL; C-FOR CONSTRUCTION

27/10/2021 4:39:48 PM



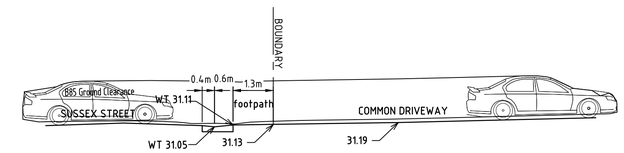
TYPICAL ENVISS PIT DETAIL

NOT TO SCALE



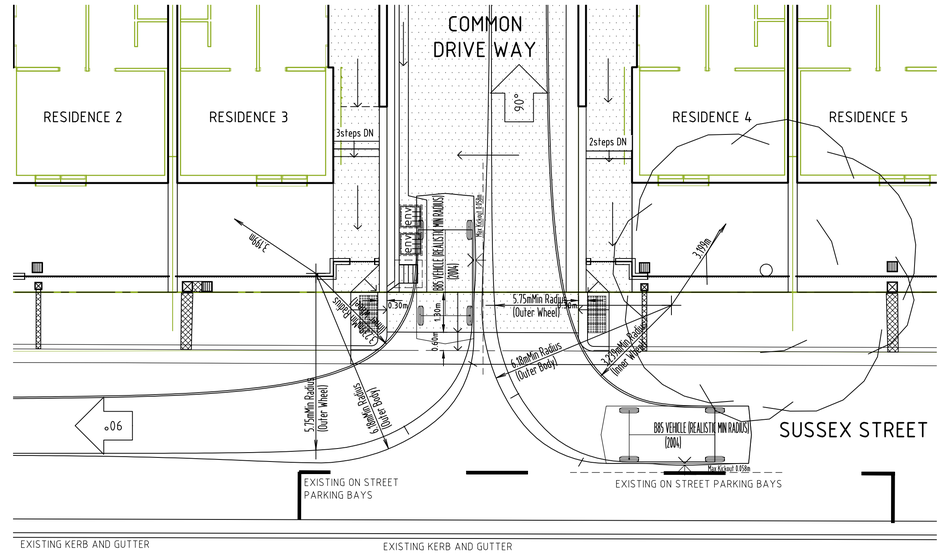
DRIVEWAY LEFT HAND SIDE (WESTERN SIDE) CROSS SECTION

SCALE 1:100



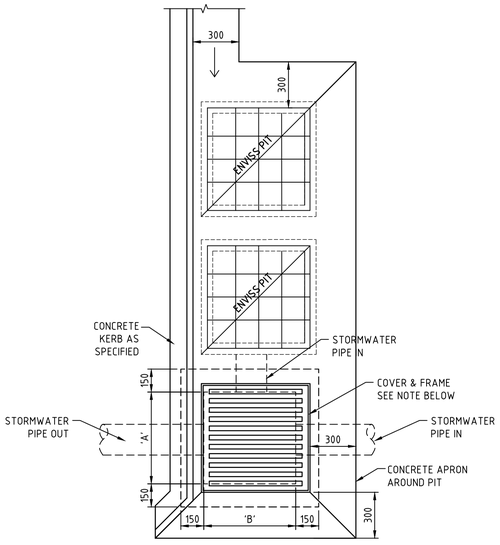
DRIVEWAY RIGHT HAND SIDE (EASTERN SIDE) CROSS SECTION

SCALE 1:100



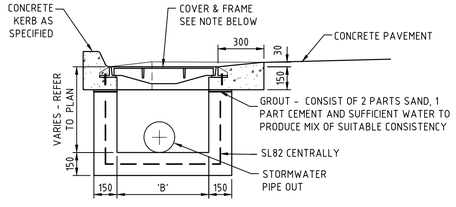
CROSSOVER DETAIL (PLAN VIEW)

SCALE 1:100



PLAN

FOR DIMENSIONS 'A' & 'B' REFER TO PLAN



SECTION

NOTE: HEAVY DUTY COVERS IN ROADWAY/ DRIVEWAY TO BE STANDARD 'GATIC' TYPE - D CLASS OR APPROVED EQUIVALENT. PIT LOCATION TO BE ADJUSTED AND SETOUT TO SUIT SELECTED GRATED COVER & FRAME AND CONCRETE KERB.

TYPICAL GRATED SUMP DETAIL

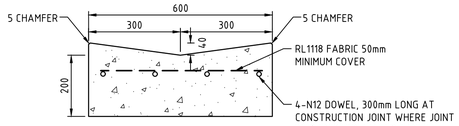
NOT TO SCALE

(FOOT TRAFFIC & CAR ONLY)

CONCRETE FINISHED AS PER ARCHITECT SPECIFICATIONS.
PROVIDE SAW CUT CONTROL JOINT 'SCJ' AT 3.5m MAX. SPACING IN BOTH DIRECTION WITH RATIO WIDTH AND LENGTH NOT EXCEED 1 IN 1.5.
PROVIDE EXPANSION JOINT 'EJ' AT MAXIMUM 15m SPACING.

TYPICAL IN-SITU CONCRETE DRIVEWAY PAVING DETAIL

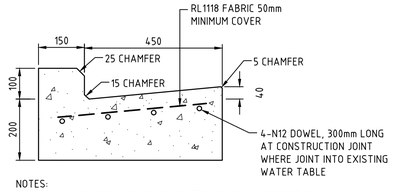
N.T.S



NOTES:
- BED: 100mm THICK PM2/20QG COMPACTED TO 98% EXTENDED 300mm EITHER SIDE OF KERB.
- FINISH: STEEL TROWEL.
- CONCRETE STRENGTH TO BE f'c = 32 MPa MINIMUM FOR ALL CONCRETE KERB, KERB AND GUTTER, SPOON DRAIN, FLAT KERB, EGDING TYPICAL UNLESS NOTED OTHERWISE.
- SHRINKAGE CONTROL JOINT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS2876 AT SPACING 2.5m TO 3.0m.
- CONCRETE KERB SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS2876.

600 SPOON DRAIN

SCALE 1:10



NOTES:
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- FINISH: STEEL TROWEL.
- CONCRETE STRENGTH TO BE f'c = 32 MPa MINIMUM FOR ALL CONCRETE KERB, KERB AND GUTTER, SPOON DRAIN, FLAT KERB, EGDING TYPICAL UNLESS NOTED OTHERWISE.
- SHRINKAGE CONTROL JOINT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS2876 AT SPACING 2.5m TO 3.0m.
- CONCRETE KERB SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS2876.

100 KERB AND WATERTABLE - 100KG

SCALE 1:10

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P.0	FOR PRELIMINARY ARCH DRAWING RECEIVED: 06/10/21 LEVEL RECEIVED: 22/01/20	13/10/21	KS

PROJECT
6x3-STOREY NEW DWELLINGS

ADDRESS
50-62 SUSSEX STREET, NORTH ADELAIDE

DRAWING TITLE
CROSSOVER LAYOUT PLAN & CIVIL DETAILS

CLIENT
MILLS STRANGWAYS

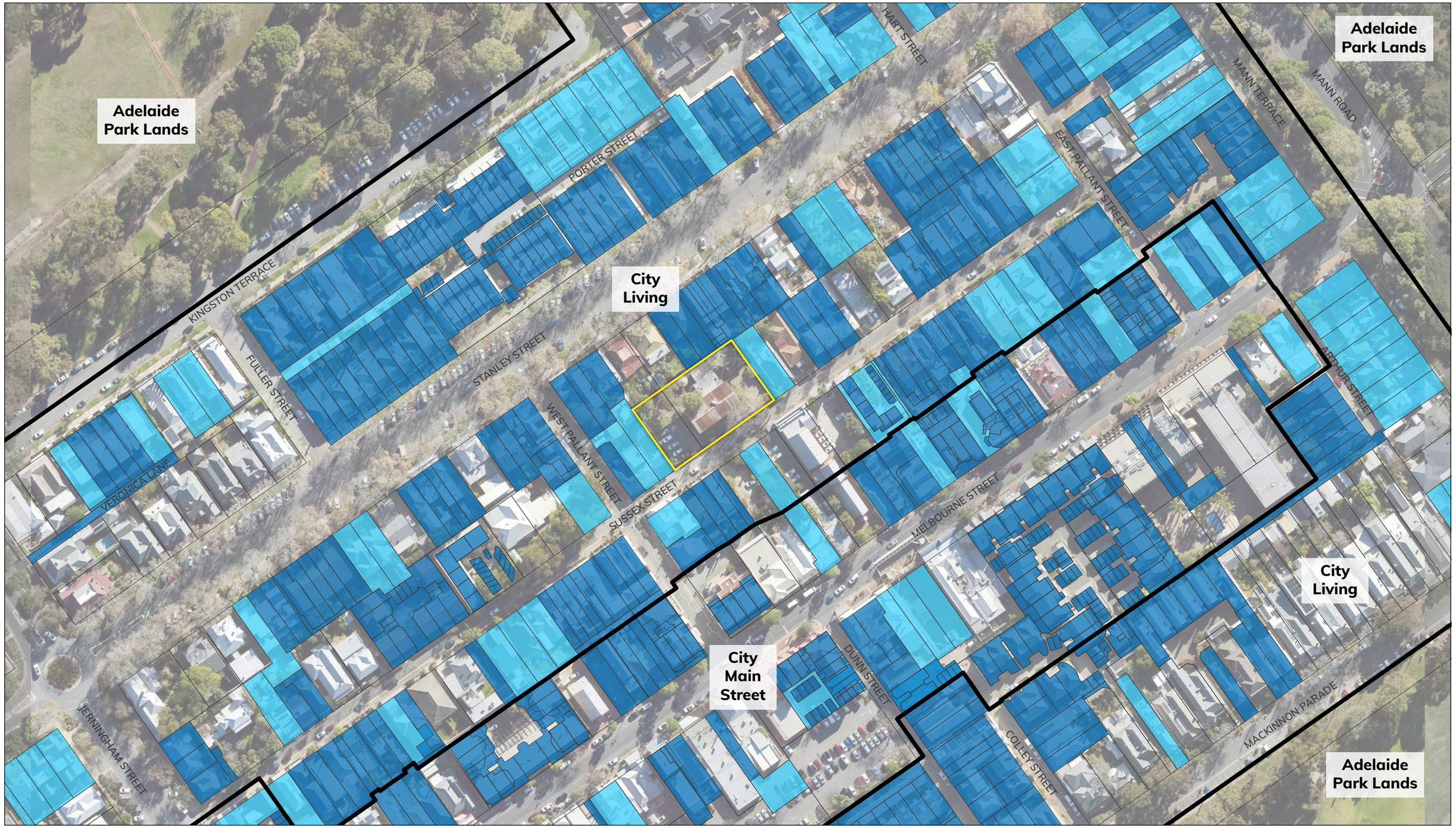
STRUCTURAL SYSTEMS consulting engineers

108 Wright Street, Adelaide SA 5000 Tel: (08) 8231 6000
Fax: (08) 8231 3444 Email: civil@structuralsystemssa.com.au ABN 21 366 115 939

DRAWN NN		DESIGNED NN	
CHECKED		DATE REVISED --	
SCALE 1:100 UNO	PAPER SIZE A1	DATE ISSUED 27/10/21	
ALL DIMENSIONS IN mm - DO NOT SCALE		PLOT SCALE 1:100	
JOB No. DT 200108		DRAWING No. SW03	STAGE PA / ISSUE 0

STAGE ABBREVIATION: P-PRELIMINARY; DS-ENGINEERING DESIGN STAGE; PA-FOR PLANNING APPROVAL; T-TENDER; BA-BUILDING APPROVAL; C-FOR CONSTRUCTION

27/10/2021 4:39:59 PM



ALLOTMENT SIZE ANALYSIS Sussex Street East Locality

JOB REF.	21ADL-0630
PREPARED BY.	MP
DATE.	29.08.21
REVISION.	1
DATA SOURCE.	MetroMap (21.06.2021) data.sa.gov.au

Legend

- Subject Site
- Zone Boundary
- Cadastre
- under 250m²
- 250-350m²
- over 350m²

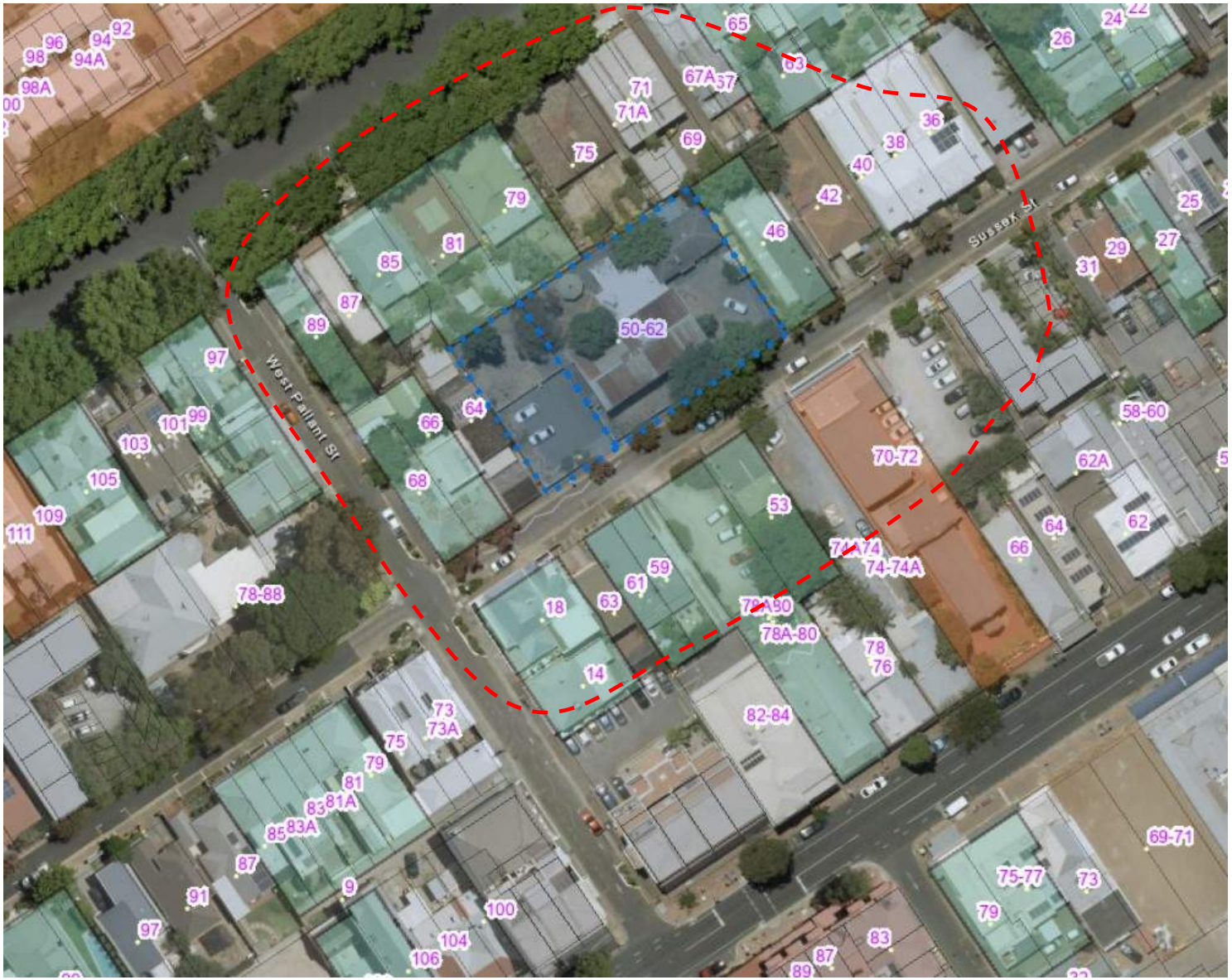
0 15 30**m**

SCALE: 1:1,500 @ A3

URPS

1129-001

ATTACHMENT 2: SUBJECT LAND AND LOCALITY MAP



LEGEND

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

ATTACHMENT 3: Zoning Map

ATTACHMENT 4: REPRESENTATION MAP

LEGEND

R Representor

*Properties labelled R2 belong to the Sarris family

** Note: Only representors who are located in the immediate locality within the map boundaries are shown

ATTACHMENT 5 - REPRESENTATIONS

Details of Representations

Application Summary

Application ID	21017667
Proposal	RE-NOTIFIED APPLICATION Six (6) two storey attached dwellings in two groups of three dwellings, with a central driveway providing rear access to double garages, retaining walls, underground rainwater tanks, underground storm water retention tank, landscaping and roof mounted solar photo-voltaic panels
Location	50-62 SUSSEX ST NORTH ADELAIDE SA 5006, 50-62 SUSSEX ST NORTH ADELAIDE SA 5006

Representations

Representor 1 - Stelios Kontos

Name	Stelios Kontos
Address	10 Robe Tce MEDINDIE SA, 5081 Australia
Phone Number	0413488831
Email Address	Stan@solresults.com
Submission Date	04/05/2022 09:59 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons Fully support this proposal it is a great concept	

Attached Documents

Representations

Representor 2 - Janay Tucker

Name	Janay Tucker
Address	39 sunnyside drive EVANSTON PARK SA, 5116 Australia
Phone Number	0418408284
Email Address	Naybay2003@hotmail.com
Submission Date	09/05/2022 12:35 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 Love the design!!!! What an beautiful house to add to the area	

Attached Documents

Representations

Representor 3 - Cynthia Loo

Name	Cynthia Loo
Address	6/74 Ward Street NORTH ADELAIDE SA, 5006 Australia
Phone Number	
Email Address	Cynloosm@gmail.com
Submission Date	10/05/2022 08:53 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

Representations

Representor 4 - Carlo De Pizzol

Name	Carlo De Pizzol
Address	38 Walkerville Terrace WALKERVILLE SA, 5081 Australia
Phone Number	
Email Address	Carlo@rcrpartners.com.au
Submission Date	10/05/2022 08:55 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons Beautiful design. Will compliment and enhance the street.	

Attached Documents

Representations

Representor 5 - Oliver Ciaravolo

Name	Oliver Ciaravolo
Address	25 Andrea Ave NEWTON SA, 5074 Australia
Phone Number	0421838779
Email Address	oliver.ciaravolo@live.com.au
Submission Date	10/05/2022 03:52 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 work in the area and walk past the site everyday. This development will be a huge improvement to this site given what is currently there. Therefore I support this application.	

Attached Documents

Representations

Representor 6 - Nicolas Hadges

Name	Nicolas Hadges
Address	52 Dutton Terrace MEDINDIE SA, 5081 Australia
Phone Number	
Email Address	nicolashadges97@gmail.com
Submission Date	10/05/2022 09:17 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 7 - Jia Xin Lee

Name	Jia Xin Lee
Address	121 West Street BROMPTON SA, 5007 Australia
Phone Number	
Email Address	leejiaxin97@hotmail.com
Submission Date	11/05/2022 10:58 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

Representations

Representor 8 - Petar Prodanovic

Name	Petar Prodanovic
Address	264 ward street NORTH ADELAIDE SA, 5006 Australia
Phone Number	0433928377
Email Address	petarprodanovic@hotmail.com
Submission Date	15/05/2022 11:02 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 9 - Vicki Georgakopoulos

Name	Vicki Georgakopoulos
Address	6 Acacia street MEDINDIE SA, 5081 Australia
Phone Number	0418820240
Email Address	Vickigeorgakopoulos@hotmail.com
Submission Date	17/05/2022 01:41 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 10 - Ngoc Ha

Name	Ngoc Ha
Address	69 Boyle Street PROSPECT SA, 5082 Australia
Phone Number	0403613080
Email Address	ngocbuuha@gmail.com
Submission Date	17/05/2022 06:26 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 11 - Paul Dimopoulos

Name	Paul Dimopoulos
Address	13 Aish Close NEWTON SA, 5074 Australia
Phone Number	0411471034
Email Address	paul.dimo1965@gmail.com
Submission Date	17/05/2022 08:21 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I have great concerns regarding the positioning of these proposed 2 story dwellings. They will cast great shadows across my property. They will tower over my property as they are not being built at street level as I was forced to do when I built my home. The rear facing balconies will have direct view into my back yard offering me no privacy. The plans show trees being planted against my fence. There is no indication of what type of trees are proposed to be planted and the height they will grow. What are the safeguards in palace stop any salt damp issues on my wall. What conditions have been put into place that will ensure that the proposed development of 2 story dwellings is not amended to become 3 story dwellings. There are no off street visitor parking for any of the dwellings.

Attached Documents

Representations

Representor 12 - Nick Palousis

Name	Nick Palousis
Address	2-20 New St NORTH ADELAIDE SA, 5006 Australia
Phone Number	0408896552
Email Address	nick@2xe.com.au
Submission Date	18/05/2022 07:55 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

Representations

Representor 13 - Emma Johnson

Name	Emma Johnson
Address	101 Stanley Street NORTH ADELAIDE SA, 5006 Australia
Phone Number	0404861646
Email Address	emma@estonproperty.com.au
Submission Date	18/05/2022 10:21 AM
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

The development is a vast improvement to what is there and a good use of the site. The development at 2 storeys is relatively low impact. The development's selections are sympathetic to the surroundings. We own 6 properties across Stanley St, Sussex St, Jerningham and Provost St and this is exactly the type of development we would like to see in our neighbourhood. Genworth's development on 16-20 Sussex St that was done over a decade ago is timeless and therefore I have faith in their development. It is frustrating that surrounding neighbours say 'no' with no consideration to an alternative. The site needs to be divided to make the development viable for the developer (therefore low scale of 1, 2 or 3 properties would not work). Two storey is also required to make the site viable and given surrounding buildings there is ample precedence to allow this. This development will also improve the value of the surrounding properties. In my opinion there is no alternative for a developer on this site than something of this or similar nature than what is proposed. I support this development. Minor concern would only be around the build process and not blocking any access given Sussex St is one way and narrow. As long as this is adequately managed so neighbours can continue to utilise the road (and be able to park) then this is no issue at all.

Attached Documents

Representations

Representor 14 - Nick Selth

Name	Nick Selth
Address	20 Stanley St NORTH ADELAIDE SA, 5006 Australia
Phone Number	0422866740
Email Address	nselth@gmail.com
Submission Date	18/05/2022 11:14 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons
A derelict site will be repurposed in a positive, thoughtful manner. The development is in keeping with the scale of the street and is an architecturally considered design. The development will increase the amenity of the street. Additional local residents are important to the vibrancy of Lower North Adelaide. This is a sensible use of the site without being overbearing.

Attached Documents

Representations

Representor 15 - Judith Thomas

Name	Judith Thomas
Address	61 Sussex Street NORTH ADELAIDE SA, 5006 Australia
Phone Number	0404842910
Email Address	judithsthomas9@gmail.com
Submission Date	18/05/2022 05:10 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 with some concerns

Reasons

Basically I congratulate Gemworth Group upon a quality Proposed Development for 50-62 Sussex Street, North Adelaide. However, I have one major concern as I live directly opposite the proposed development at 61 Sussex Street (my planned retirement home). I'm referring to Daytime Overlooking in Elevation Sight Lines, Slide SK14. The sight line of the person standing runs directly to my bedroom windows. I take advantage of daily sunshine to leave my blind up and I'm concerned that my privacy will be compromised. I'm also concerned as regards increased noise from front balconies' socialisation during the day and night. Is it possible for the 6 new residents to have their parking restricted to their off street double- parking allocations? As you know Sussex Street is a narrow one way street and I'm also concerned not to lose any of the minimal parking spaces available. I don't have any off-street parking and 'share' a space with Number 59 and other parkers. These heritage streets were not designed for increased car traffic and safety for pedestrians including children and their mothers walking to the Lucy Morice Kindergarten, corner of West Pallant Street, North Adelaide needs to be seriously considered. Hopefully also the future residents will travel one way to their residences and not take a shortcut on the Kindergarten corner travelling the wrong way to their driveways. This is occurring currently more frequently and is a danger for not only to mothers with family but also for the dog owners traversing the narrow and highly uneven footpaths. Thank you for the opportunity to voice my concerns. My main concern is privacy in my bedroom with the direct sight line from the first floor balcony.

Attached Documents

Representations

Representor 16 - Amber Wallace

Name	Amber Wallace
Address	5142 URAIDLA SA, 5142 Australia
Phone Number	0434917080
Email Address	Amberwally01@gmail.com
Submission Date	18/05/2022 10:46 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 17 - Marko Separovic - Behalf of Sarris Family

Name	Marko Separovic - Behalf of Sarris Family
Address	211 VICTORIA SQUARE ADELAIDE SA, 5000 Australia
Phone Number	
Email Address	Marko.Separovic@ghd.com
Submission Date	19/05/2022 12:52 PM
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-SarrisFamily-2891997.pdf

RE: Re-notification - ID 21017667 - 50 - 62 Sussex Street, North Adelaide

MS
Marko Separovic <Marko.Separovic@ghd.com>
To Zorica Burmazovic
Cc urbanartheritage@asia.com

Reply | Reply All | Forward

Thu 19/05/2022 10:19 AM

GHDW MSeparovic Representation 50-62 Sussex St Nth Adelaide Genworth Group Revised Proposal ID21017667 18.05.2022.pdf
374 KB

LinkedIn DocuSign + Get more add-ins

Dear Zorica and Edouard,

Please find attached my representation for the Sarris family, 75-79, 85 Stanley Street.
They are adjoining owners and occupiers that will be adversely affected by the proposed new development at 50-62 Sussex St, North Adelaide SA 5006 by the Genworth Group, Application ID: 21017667.
The proposal is for six (6) (2) two-storey attached dwellings in two (2) groups of three (3) dwellings with central driveway and rear access to double garages.

I would also like to be heard at councils' CAP panel meeting.

Please let me know if I need to have completed the representation form on the PlanSA website.
Please notify me of the meeting time and place beforehand.

Cheers

Regards

Marko Separovic
RAIA MPIA BArch MURP
Registered Architect SA (2649)
Director of Architecture and Urban Design

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GHD Pty Ltd
ABN 39 008 488 373

To Assessment Manager
Edouard Pool,
at City of Adelaide, Customer Centre,
25 Pirie Street
PO Box 2252
Adelaide SA 5000

Our ref: // DocNumber
Your ref: YourRef

19 May 2022

Dear Edouard,

Representation for 50- 62 Sussex St North Adelaide SA 5006 revised proposal by Genworth Group, Application ID: 21017667 for six two-storey attached dwellings in two groups of three dwellings with central driveway and rear access to double garages

1 Introduction

I am representing the Sarris family, 73--85 Stanley Street. They are adjoining owners and occupiers that will be adversely affected by the proposed new revised development at 50-62 Sussex St, North Adelaide SA 5006 by the Genworth Group, Application ID: 21017667. The proposal is for six (6) 2 two-storey attached dwellings in two (2) groups of three (3) dwellings with central driveway and rear access to double garages. The assessing authority is the Adelaide City Council.

2 Site Context and Planning & Design Code of SA

The Planning & Design Code of SA provides the following policy directions for the subject site, as per below:

Policies for a development at this address

***Zones**: City Living - CL*

***Subzones**: North Adelaide Low Intensity - NALI*

Overlays

Airport Building Heights (Regulated) - All structures over 153.5 metres AHD
The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Design
The Design Overlay seeks to ensure significant development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

Historic Area - Adel12
The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement.

Heritage Adjacency
The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

Hazards (Flooding - Evidence Required)
The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Prescribed Wells Area
The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree
The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Stormwater Management
The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Urban Tree Canopy
The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Variations

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

2.1 City Living Zone

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 Outcome

PO 1.1 - ***Diverse housing and accommodation*** *complemented by a range of compatible non-residential uses supporting an active and convenient neighbourhood.*

Deemed to Satisfy Criteria/Designated Performance Feature

DTS/DPF 1.1 - Development comprises one or more of the following:

1. Community facility

2. Consulting room

3. Dwelling

2.2 North Adelaide Low Intensity subzone

Desired Outcomes

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 Outcome

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****.*

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%.***

3 Planning Response

From the above criteria, the proposal does not satisfy the following zone and subzone policy provisions of the Planning & Design Code:

3.1.1 Overlays

With regard to the revised proposal, the Planning and Design Code for Design, Historic Area -Adel12, Heritage Adjacency Overlays seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places. These design outcomes are more clearly stated in DO1 *Predominantly low-rise low-density housing on large allotments in an open landscaped setting* and PO1.1 *Buildings are 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*. It is more clearly specified regarding Site coverage DTS/DPF 2.1 - *The development does not result in site coverage exceeding 50%.*

In other words, the new development should be sympathetic to the adjoining historic homes (for example the adjoining homes facing Stanley Street), which hare predominately single

dwellings on large allotments that are not smaller than 350 sqm. This allows for generous landscape settings.

However, the revised Genworth proposal calls for a high-density development with lots ranging from 211.80 sqm to 250.30 sqm with frontages ranging from 6.9 m (residences 2 to 5, and 8.1 m (for residences 1 and 6). Given the total development area is approximately 1,562 sqm and the overall site coverage of dwelling 1 to 6 are 1,355 sqm, the overall site coverage is in the range of 87% rather than 50%, which does not allow for a generous landscape setting and a similar dwelling character that is evident along Stanley Street. This is at variance with the overall policy of the North Adelaide Low Density subzone.

3.1.2 Bulk & Scale

As stated above, the proposal seeks to maximise the site coverage, significantly over 50%. It does not follow the character and pattern of the prevailing open space landscape character of the neighbourhood. The site coverage that is at 87% impacts on privacy.

3.1.3 Height

Maximum building height for this zone is 2 levels. The revised proposal is now 2 levels. However, given the slope of the site, which falls up to the north adjoining neighbours, the effect of the first-floor balconies is like a 3-level development. The western adjoining dwelling along Sussex Street is a good example of reducing the overall height and overlooking on its northern neighbours by incorporating a dwelling and garage at street level which has been designed to take advantage of this variation in overall height and effectively reduces the overall bulk and scale of the dwelling.

3.1.4 Overlooking

The proposal includes rear balconies that will directly overlook the Stanley Street neighbour's back yards. The elevations do not show these balconies clearly. They appear to be obscured by a screen, however on the side elevations and floor plans, the balconies appear to have a clear view of their northern neighbours.

Furthermore, there is vegetation shown along the boundary on the ground floor plans but not on the elevations and sections. It is not clear if this is actually a part of the proposal? There is no vegetation specified.

3.1.5 Stormwater

Stormwater from the proposal should be directed to Sussex Street. It is not clear if all the stormwater is proposed to be directed into the neighbours back yards that face Stanley Street - which is not acceptable, or directed to Sussex Street. In addition, there does not seem to be any clear evidence that water sensitive urban design elements have been incorporated into the overall landscape design, including drought tolerant native plants. This is probably due to the overall site being over developed resulting in very little space remaining for significant landscaping and water sensitive urban design opportunities.

3.1.6 Asbestos/Demolition of existing buildings

The existing two storey building and other single storey buildings are likely to have been constructed in the late 60's or 70's. The previous use was as a Boarding House. It is therefore highly likely that the existing house and other dwellings to be demolished will have asbestos. Is there an asbestos report that has been prepared as part of the proposal?

3.1.7 Traffic/Visitor parking

The parking will significantly increase from 2 cars per the existing dwelling to 12 cars plus additional visitor car parks (which are not shown on the plans). It is not clear how visitor parking is being addressed?

Has there been a traffic study done to provide an understanding of the potential traffic impacts on the neighbourhood with the additional 6 dwellings and additional visitor parking required?

3.1.8 Noise – from additional cars and from rear balconies to adjoining neighbours' rear yards

Given the increase in dwellings with additional rear balconies on the first level i.e., 6 new balconies in total – there is concern over the potential increase in overall noise to the adjoining rear neighbours and the adverse effects on the existing dwellings from the proposal.

Has there been an acoustic report done to understand the noise and adverse impacts on adjoining properties of the future development proposal?

3.1.9 Minimum frontages

The minimum frontage in this zone for a row dwelling is 7m. The proposed frontages for residences 2,3,4 and 5 are 6.9 m wide – which are below the minimum frontage required.

3.1.10 Minimum site Area

The minimum site area for row dwellings in this zone is 350 sqm per dwelling. The proposal seeks a minimum of between 211 .9 sqm to 257.9 sqm – both of which are far below the minimum size requirement of 350 sqm. In addition, as stated above, the site area is approx. 1,516 sqm. The overall building footprints resulting for residences 2 to 5 at approx. 211.8 sqm and up to 250.30 sqm - 257.9 sqm for residences 1 and 6, totalling a building footprint area of 1,355 sqm, results in an overall site coverage of 87%. This is at variance with the recommended maximum 50% site coverage for the zone.

4 Conclusion

On balance, the revised proposal does not meet the requirements of the zones and sub zones of the area. The proposal seeks an increase in bulk and scale, which is inappropriate within the zoning and heritage polices of the neighbourhood. The overall bulk and scale of the development is of an apartment development style, high-density development, which is different to a low-density and low-rise development that is envisioned for this zone.

Therefore, the proposal should be considered at variance with the Planning and Design Code of SA and should not be granted approval.

The key issues for the adjoining Stanley Street residences are the rear balconies that provide overlooking and noise to their rear back yards.

If the proposal were to be amended to incorporate a maximum of 2 levels with reduced height, bulk and scale (through excavation) and with no balconies to the rear, and only high-level windows to the rear (to retain visual privacy to the neighbours) and with the car parking below ground (accessible from Sussex not the rear), <u>the adjoining residences would have no objection to the proposal.</u>

Yours Sincerely

Marko Separovic
RAIA MPIA BArch MURP
Registered Architect SA (2649)
Director of Architecture and Urban Design

GHDWOODHEAD

Representations

Representor 18 - Tuyen Vien

Name	Tuyen Vien
Address	18 West Pallant Street NORTH ADELAIDE SA, 5006 Australia
Phone Number	0402122015
Email Address	tuyenvien@gmail.com
Submission Date	19/05/2022 10:04 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 oppose the development

Reasons

We are very concerned that the front terrace on the first floor will impact the privacy of our property at 18 West Pallant Street. The elevation sight lines in the plans show that our private outdoor area at the back of our property facing Sussex Street will be visible from the terraces of the three proposed residences on the western side. Furthermore, the major source of natural sunlight for the inside of our house is from the sliding doors adjoining our outdoor area. With the terraces as they are in the plans, both privacy in our outdoor area and the internal kitchen/dining area would be severely impacted. We would like to see alterations to the design to remedy this. Suitable screening on the terraces and more trees with sufficient height to reach the terrace levels need to be considered.

Attached Documents

Representations

Representor 19 - Graham and Linda Wooley

Name	Graham and Linda Wooley
Address	66 Sussex Street, NORTH ADELAIDE SA, 5006 Australia
Phone Number	0418899164
Email Address	lindaw@arrowsoftwareservices.com.au
Submission Date	19/05/2022 10:14 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 with some concerns
Reasons We are submitting a document	

Attached Documents

Gemworth_proposal_response_-_Graham_and_Linda_Wooley_May_2022-1044790.pdf

We are responding to the notice we received regarding the revised plans for the proposed development, of six (6) two-storey attached dwellings in two groups of three (3) dwellings, at 50-62 Sussex Street North Adelaide.

Application ID 21017667

We have viewed the plans and would like to make the following comments:

1. Air Conditioning:

   The two end houses have an outside space for an air conditioner, but the remaining 4 houses have no available space!

   Where are the air conditioners for these houses going to be located as there are no obvious spaces made available for them? The person/s responsible for these plans must have known there was no provision for them.

   They should not be allowed to be installed on the front of the house, the front balcony or roof.

2. Height:

   The overall height of each building from the footpath level is 7.93 metres.
   We understand that due to the levelling of the block, the western side end house slab will now be 900mm above footpath level, which is going to make the development footprint look and feel higher than is necessary.

   We feel that this could be improved by reducing the height of the ceilings from 3.0 metres to 2.7 metres high. This will result in a height reduction of 600mm.

   This will balance the development with the existing heritage houses in the area.

It should be noted, that this parcel of land for the proposed development is probably the last large parcel of land that will become available in lower North Adelaide this century. So it is vitally important that this development fits in with the existing heritage houses. The council has a compelling obligation to insure that this development is done correctly to preserve the historic nature of the area.

As stated previously, we trust that any person/s voting on this application who have any properties affected by this development will recuse themselves from any decision making.

Graham and Linda Wooley
66 Sussex Street
North Adelaide
Ph: 0418899164
Email: lindaw@arrowsoftwareservices.com.au

ATTACHMENT 6 - RESPONSE TO REPRESENTATIONS

Ref: 21ADL-0582

3 June 2022

Edoard Pool
Senior Planner
City of Adelaide
25 Pirie Street
Adelaide SA 5000

Email: E.Pool@cityofadelaide.com.au

URPS

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067

08 8333 7999

Melbourne
29-31 Rathdowne St
Carlton, VIC 3053

03 8593 9650

urps.com.au

Dear Edoard

DA 21017667 – 50-62 Sussex Street, North Adelaide – Response to Representations (Re-Notified Application)

Introduction

I act for Genworth in relation to the Development Application referred to above. This letter responds to the written representations received during the public notification of the development application.

Representors

Written representations have been received from the following people:

Oppose (wanting to be heard)
M. Separovic for Sarris Family – 75-79, 85 Stanley St, North Adelaide
T. Vien – 18 West Pallant St, North Adelaide

Oppose (not wanting to be heard)
P. Dimopoulos – 13 Aish Cl, Newton

Support with Some Concerns (wanting to be heard)
J. Thomas – 61 Sussex St, North Adelaide
G. & L. Wooley – 66 Sussex St, North Adelaide

Support (not wanting to be heard)
S. Kontos – 10 Robe Tce, Medindie
J. Tucker – 39 Sunnyside Dr, Evanston Park
C. Loo – 6/74 Ward St, North Adelaide
C. De Pizzol – 38 Walkerville Tce, Walkerville
O. Ciaravolo – 25 Andrea Ave, Newton
N. Hadges – 52 Dutton Tce, Medindie
J. Xin Lee – 121 West St, Brompton
P. Prodanovic – 264 Ward St, North Adelaide
V. Georgakapoulos – 6 Acacia ST, Medinie
N. Ha – 69 Boyle St, Prospect
N. Palousis – 2/20 New St, North Adelaide
E. Johnson – 101 Stanley St, North Adelaide
N. Selth – 20 Stanley St, North Adelaide
A Wallace - 5142, Uraidla

Background

This Development Application was first publicly notified earlier in 2022.

Following receipt of representations, the proponent decided to make some substantial amendments to the proposal to reduce impacts on the locality. The amendments can be summarised as follows:

1. Reduction in height from 3 storeys to 2 storeys with associated reduction in the amount of living/dining/kitchen space within each dwelling.
2. Decrease in the street setback from 3.6m to 2.8m at ground level and 4.1m to 2.8m at upper floor level.
3. Lighter coloured building materials including “weathered grey” bricks, white roof and detailing, and black widow and door frames.

Regulation 35—Amended Applications of the Planning Development and Infrastructure (General) Regulations 2017 states

53(3) If an application is varied following referral under Division 2 or giving of notice under Division 3, the relevant authority may, if the variations are not substantial, consider the application without the need to repeat an action otherwise required under Division 2 or Division 3.

Despite lessening the impact of development on neighbouring properties and not changing the essential nature of the proposed development from six dwellings in two separate residential flat buildings, planning staff at the City of Adelaide considered that these Amendments were something more than "not substantial" and undertook public notification a second time.

Approach to Assessment

Part 1 of the Code is entitled "Rules of Interpretation". It includes the follow information on the role of Designated Performance Features:

Policies - Desired Outcomes and Performance Outcomes

Zone, subzone, overlay and general development policies are comprised of desired outcomes (DOs) and performance outcomes (POs). These are applicable to performance assessed development and to restricted development.

Desired outcomes

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

Performance outcomes

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

Designated performance features

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

Designated Performance Features are not minimum or maximum quantitative standards. Rather, they perform in much the same way as Design Techniques did in some former Development Plans. The ERD Court previously confirmed that Design

Techniques are one way of satisfying associated Performance Criteria but not the only way.

This means that DPFs have less weight in the assessment process than many quantitative guidelines previously contained in Principles of Development Control within Development Plans.

Satisfaction of Desired Outcomes and Performance Outcomes is the goal, not slavish adherence to quantitative measures.

I have collated the issues raised in the written representations and responded to them under the topic headings below. I have also cross-refenced the relevant provisions of the Planning & Design Code (Code) and my initial planning report accompanying the Development Application where relevant.

Building Height

As stated previously, the proposed development has been amended to reduce the building height from 3 storeys (10.63m) to 2 storeys (7.93m).

Performance Outcome and Designated Performance Feature 2.2 in the City Living Zone states:

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 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.

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):

Maximum building height is 2 levels... (underlining added)

"Low-rise" is defined in the Code as "up to and including 2 building levels".

The amended proposal clearly satisfies this DPF and the associated PO 2.2.

Shadow

The deletion of the top storey of the proposed development reduces shadow cast by the proposed development.

The shadow cast onto the adjoining property to the west at 66 Sussex Street falls on the roof of the existing dwelling on that site in the morning in mid-winter.

Any shadow cast onto the adjoining property to the east at 46 Sussex Street also appears to fall on the roof of that existing dwelling after 4pm midwinter.

All other shadow from the proposed development between 9am and 3pm midwinter falls primarily on Sussex Street.

Density

Performance Outcome and Designated Performance Feature 4.1 in the City Living Zone state:

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.

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 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 for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m (underlining added)

The subject site is 1,543.6m^2 in area. Given that 6 dwellings are proposed within two residential flat buildings, the average site area per dwelling is 257m^2. This is 93m^2 less than DPF 4.1 quoted above.

Importantly, the proposed development satisfies PO 4.1 by providing allotments that are compatible with the established housing pattern in this locality.

The existing buildings on the site appears to have operated as a boarding houses/multiple dwellings containing many more than six units. This means that the average site area per existing unit is considerably denser than that proposed.

The frontage of the subject site is 50.5m. This is more than the 36m guideline (two times 18m) for two residential flat buildings in DPF 4.1 quoted above.

Site Coverage

Performance Outcome and Designated Performance Feature 2.1 in the North Adelaide Low Intensity Subzone state:

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.

DPF 2.1 The development does not result in site coverage exceeding 50%.

The proposed dwellings have a total building footprint of 816m^2. This represents 52.9% of the 1,543.6m^2 total site area. This is 2.9% more than the 50% site coverage guideline listed in DPF 2.1. Despite this variation from the DPF, it is contended that the proposed development satisfies PO 2.1 by having building footprints that are consistent with the character and pattern of development in the locality, noting that this locality does not have an "open landscaped setting" as the prevailing character.

Heritage Impact

The subject site is in the Heritage Adjacency Overlay. This is because it is adjoined by several Heritage Places as shown in green on the aerial plan below:

The subject site is also located in the Historic Area Overlay.

These Overlays contain several provisions that anticipate new development being complementary to the heritage values of adjacent Local Heritage Places and the existing built form in the locality.

Put simply, the proposed amended development achieves this because:

1. Bulk and Scale – It is two storeys and extends close to front (2.8m) and side (1.0-0m) boundaries, as is typical of historic dwellings in the locality.

2. Rhythm – There is clear demarcation between each narrow dwelling and between the separate residential flat buildings. The solid-to-void ratio at ground floor level on the front elevations is also complementary to many historic buildings in the locality i.e. more solid than void.

3. Materials – Limestone features prominently in the facades, a material that is complementary to the stonework used in the facades of many existing dwellings in the locality.

4. Car Parking – all garaging is located at the rear of the site concealed from the street.

Privacy Impact

The upper-level terraces at the rear of each dwelling have fixed obscure balustrades to 1.7m in height above floor level. This satisfies the 1.7m minimum height in DPF 10.2 in the Design section of the Code.

Performance Outcome and Designated Performance Feature 10.2 in the Design Section of the Code state:

PO 10.2 **Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.**

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 (underlining added)

The amended upper-level terrace areas also have stone balustrades to 1.0m in height (they were previously glass). These balustrades will block many views in a southerly direction from people within the dwellings and sitting down on the terraces.

The Sussex Street road reserve is approximately 10m wide. The southern edge of the proposed street-facing balconies is setback 2.8m from the street boundary. The front windows of dwellings opposite are setback approximately 1.5-2.0m from the street boundary. Therefore, the distance between the proposed terraces and the front windows opposite is approximately 15m.

In order to satisfy DPF 10.2 a 0.5m high screen would need to be installed on top of the already 1.0m high solid balustrades of the proposed terraces to satisfy PDF 10.2(b)(i).

It is contended that such a design approach will make the proposed development appear more monumental in the streetscape and less sensitive to the character of established dwellings in this locality.

Any overlooking from people standing on the southern edge of these terraces will be primarily of the street/public realm. Any views into neighbours' windows often oblique, partly screened by the verandas of the existing dwellings and incidental in nature.

The residents at 18 West Pallant Street diagonally opposite the site to the south have raised concern about potential for overlooking into their small courtyard/private open space that sits adjacent to Sussex Street.

One interpretation of DPF 10.2(b)(ii) is that the upper-level terrace of the proposed dwelling at the western end of the site should have a privacy screen that is 1.7m high. Again, it is contended that such a design approach will make the proposed development appear inappropriately monumental and out of character.

Any overlooking from people standing on the southern edge of this terrace will be primarily of the street/public realm. Any views into neighbours' courtyard will be oblique and incidental in nature.

At the same time, the proposal plans have been amended to include a medium sized (7m in height), evergreen, Tuckeroo tree in the south-western corner of the site to assist in screening incidental privacy impact to the south. This approach means that the proposed street-facing terraces satisfy Performance Outcome 10.2 quoted above.

Parking

Some representors have raised concerns about there being inadequate parking.

"Table 2 - Off-Street Car Parking Requirements in Designated Areas" in the Code states that dwellings with 3 or more bedrooms in a residential flat building in the City Living Zone should have a minimum of 1.25 on-site parking spaces per dwelling plus 0.25 spaces per dwelling for visitors. This means that the proposed development should provide 1.5 on-site parking spaces per dwelling and 9 in total.

Each of the proposed dwellings has three bedrooms. Each of the proposed dwellings has a two-car garage (12 car parking spaces total). The fractional nature of the on-site parking rates makes the allocation of parking to each dwelling in strict accordance with the Code difficult. What is clear is that the proposed development has a total amount on-site parking that exceeds the Code guidelines by 3 spaces.

It is also emphasized that the six dwellings proposed share a common driveway. This results in a substantial length of unbroken curb and gutter along the street front (noting that there is currently no parking on this side of Sussex Street). This makes access for vehicles parking on-site and on-street on the opposite side of Sussex Street as easy as possible.

Noise Impact

Any air-conditioners associated with the proposed development will comply with relevant EPA noise guidelines so that they do not unreasonably impact on neighbours.

Any other noise generated from the proposed development will be typical of residential development to be reasonably anticipated in the City Living Zone.

Traffic and Safety

All vehicles will enter and exit the site in a forward direction, ensuring appropriate safety for pedestrians on-site and in the public realm.

Sussex Street can easily accommodate the anticipated change in traffic volumes associated with six new dwellings compared to the multiple dwellings on the subject site at present.

Negative Impact on Services Infrastructure

The proposed development will have no negative impact on existing service infrastructure.

Vegetation Near Boundaries

All vegetation proposed near site boundaries is chosen to soften the appearance of the development while also remaining manageable for future residents within the site and adjoining.

Ornamental Pear (Capital) trees are proposed along the rear and side boundaries that grow to approximately 7m in height.

Stormwater

Any excess stormwater not detained or retained in tanks will be directed to Stanley Street and will not impact on neighbouring properties.

Construction Impacts

Construction impacts are managed via the Environment Protection Act and are not a relevant consideration in the assessment for Planning Consent.

Genworth undertakes construction in accordance with all relevant industry guidelines and standards, ensuring that disruption to neighbours is minimised as much as possible.

Any asbestos in the existing buildings to be demolished will be done so in accordance with all EPA standards.

Conclusion

The proposed development has been substantially amended following the initial public notification for the most recent public notification process. Most notably, the height of development has been reduced from three storeys to two storeys. This has a significant reduction in streetscape impact, overshadowing, sense of enclosure, privacy impact etc.

While the density of development is greater than the relevant DPF, more importantly the proposal satisfies PO 4.1 by providing allotments that are compatible with the established housing pattern in this locality. It is also less dense/fewer dwellings than what currently exists on the site.

The bulk and scale, rhythm, materials and car parking have all been designed to complement the heritage character of the locality.

There is more than sufficient on-site carparking to cater for the proposed dwellings. Noise and traffic impacts are all appropriately managed.

Privacy impact for neighbours from the street facing upper-level terraces on the front windows of dwellings on the opposite side of Sussex Street is contended to be negligible/incidental. The plans have been amended to include a 7m high, evergreen, Tuckeroo tree in the south-western corner of the site to assist in managing the potential of overlooking of the courtyard in the existing dwelling diagonally opposite.

On this basis, it is contended that the proposed development satisfies the relevant provisions of the Planning & Design Code and warrants Planning Consent.

Some of the representors have requested to be heard in support of their written representation. The design team will appear to respond to these verbal representations.

Please contact me on 0400 730 412 if you have any questions.

Yours sincerely

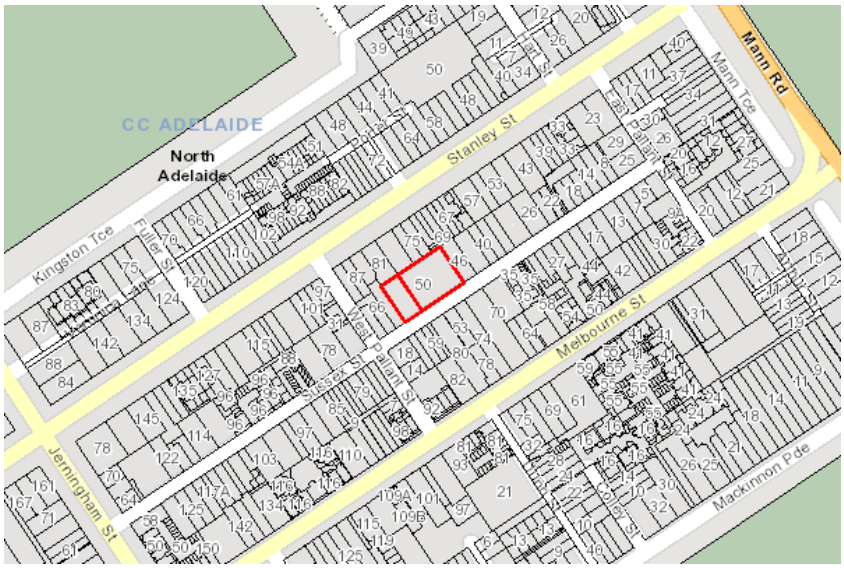
Marcus Rolfe
Director

APPENDIX 1– Relevant P&D Code Policies

Address: **50-62 SUSSEX ST NORTH ADELAIDE SA 5006**

Click to view a detailed interactive 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 *(o_o_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

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

Design

Historic Area *(Adel12)*

Heritage Adjacency

Hazards (Flooding - Evidence Required)

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.

   - Carport
   - Fence and retaining wall structure
   - Internal building work
   - Outbuilding

- Partial demolition of a building or structure
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Swimming pool or spa pool
- Temporary public service depot
- Verandah
- Water tank (above ground)
- Water tank (underground)

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

   - Carport
   - Land division
   - Outbuilding
   - Verandah

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

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

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

City Living Zone

Assessment Provisions (AP)

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

Performance 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	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

(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)	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 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.	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): **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

<table>
<tr>
<td></td>
<td>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:
<table>
<tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)</th><th>Minimum 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.</td>
</tr>
<tr>
<td>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.</td>
<td>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.</td>
</tr>
</table>

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):	Except development involving 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 (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.	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 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

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	The airport-operator company for the relevant airport within the meaning	To provide expert assessment and direction to the relevant authority on	Development of a class to which Schedule 9 clause 3 item 1 of the Planning,

	'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*.	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.	potential impacts on the safety and operation of aviation activities.	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	Government Architect or Associate Government Architect	To provide expert design advice to the relevant authority on how the development:	Development of a class to which Schedule 9 clause 3 item

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 (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.		(a) responds to its surrounding context and contributes to the quality and character of a place (b) contributes to inclusiveness, connectivity, and universal design of the built environment (c) enables buildings and places that are fit for purpose, adaptable and long-lasting (d) adds value by positively contributing to places and communities (e) optimises performance and public benefit (f) supports sustainable and environmentally responsible development.	22 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance 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
Environmental Protection	
PO 2.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building.	DTS/DPF 2.1 Development does not involve the storage of hazardous materials.

Procedural Matters (PM) - Referrals

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

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

Heritage Adjacency Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	DTS/DPF 1.1 None are applicable.
Land Division	
PO 2.1 Land division adjacent to a State or Local Heritage Place creates allotments that are of a size and dimension that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact on the setting of the Place.	DTS/DPF 2.1 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference

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

Historic Area Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.

PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Alterations and additions	
PO 3.1 Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.	DTS/DPF 3.1 Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.
PO 3.2 Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	DTS/DPF 3.2 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.
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	DTS/DPF 5.1 None are applicable.

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	
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 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.	DTS/DPF 7.1 None are applicable.
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 Kentish Arms Historic Area Statement (Adel12) 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	Residential area reflecting the townscapes of large nineteenth and early twentieth century. 1837 to 1901 - Victorian period. 1901 to 1920s - Edwardian period.
Allotments, subdivision and built form patterns	Strong residential built form edge to the Park Lands and Mann Terrace with regular siting and pattern of building addressing principal road frontage. Stanley Street (south side), East and West Pallant Streets Closely sited single-storey buildings. Stanley Street (north side) Close siting of buildings.
Architectural styles, detailing and built form features	Victorian Dwellings Single or two storey houses built in a variety of sizes and scale. Single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Vertically proportioned window and door surrounds highlighted with moulded render or brick dressings. Roofs generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay. Concave or convex form verandah roof Four panelled doors with fanlights and often sidelights. Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses. Edwardian dwellings Prominent strapped gables and detailing, tall brick chimneys, and verandahs incorporated under the main pitch of the roof. Verandahs with convex (or bullnose) profile. Masonry fencing with cast iron palisade, or timber. Stanley Street (south side), East and West Pallant Streets - Victorian and Inter-war dwellings. Adelaide's earliest residential buildings.

Adel12			Stanley Street (north side) Victorian and Edwardian dwellings. Cohesive, single-storey detached, semi-detached and row housing of the Victorian and Edwardian periods with verandahs along the street frontages and hipped roofs or parapets to front facades. Sussex Street Victorian and Edwardian dwellings. Early German settler cottages and Victorian row dwellings. Sections of small scale, closely sited and cohesive development to the eastern and western end. Early settler cottages on the northern side and Victorian row houses on the southern side. Kingston Terrace Victorian dwellings. A mixture of single-storey row housing and detached and semi-detached houses of the late Victorian to Edwardian periods from Jerningham Street to Francis Street (west), with more recent detached houses and contemporary three storey town houses. A diversity of architectural styles and housing types which present a cohesive townscape. Jerningham Street Victorian dwellings. Single storey nineteenth century detached and semi-detached dwellings. MacKinnon Parade East of Dunn Street has detached and semi-detached houses of similar scale and design that are of identified heritage value. West of Dunn Street has eroded streetscape pattern. Mann Terrace Victorian dwellings. A group of identical villas. The articulated and gabled facades, pitched roof profiles and verandahs create a highly cohesive character. South of Melbourne Street the townscape comprises a group of identical villas, all of local heritage value. The articulated and gabled facades, pitched roof profiles and verandahs create a highly cohesive character.

	North of Melbourne Street there is also a cohesive townscape established by closely developed detached and semi-detached dwellings most of which have local heritage value and a regular building set-back from the street. Hart Street Victorian dwellings. Cohesive and intense built form consisting of detached stone cottages of a consistent scale, built form character and siting with masonry construction, fenestration, pitched roofs and verandahs. Bower Street/Provost Street Victorian dwellings. Small detached cottages and row dwellings set on or close to the street. Arthur Street Victorian and Edwardian dwellings. Low scale character.
Building height	Buildings up to two storeys in Jerningham Street, Stanley Street, MacKinnon Parade, Sussex Street, Hart, Street and East and West Pallant Streets, presenting as single storey to the street. Single storey on Kingston Terrace between Fuller Street and Francis Street (west).
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. 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 (picket).

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	Landscape qualities of public and private open space. Pedestrian amenity and shelter provided by street trees, other landscaping and a high standard of paving within the public realm. Vehicle access is via minor streets, side and rear lanes. Vehicle access points have been designed and located to maintain historic kerbing and trees. Vehicle access to row dwellings is provided from laneways and minor streets. Car parking is located behind buildings on the frontages to Kingston Terrace, Mann Terrace, MacKinnon Parade, Melbourne Street and Sussex Street. Car parking is located behind or beside buildings on the Stanley Street and Jerningham Street frontages.
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

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 (vi) maintain the aesthetic appearance and structural integrity of the tree	DTS/DPF 1.3 None are applicable.

(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

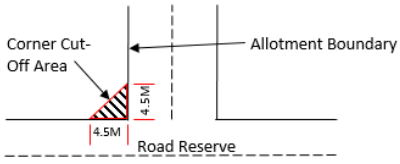
Assessment Provisions (AP)

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 in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (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 clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less,

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

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1	DTS/DPF 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.	None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.

PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 None are applicable.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to	DTS/DPF 1.5 None are applicable.

traverse sensitive areas to minimise impact on the natural environment.	
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 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 None are applicable.
Environmental Management	

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

Beverage Production in Rural Areas

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3	DTS/DPF 1.3

Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	None are applicable.
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 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	DTS/DPF 3.3 None are applicable.

(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	DTS/DPF 2.1

Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	None are applicable.
PO 2.2 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 (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.

PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.

PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3	DTS/DPF 7.3

Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4	DTS/DPF 8.4

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

PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment

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

	adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 14.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling additions	
PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25%

	transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m

	(ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)

	(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table: **Number of bedrooms** / **Minimum internal floor area** Studio / 35m^2 1 bedroom / 50m^2 2 bedroom / 65m^2 3+ bedrooms / 80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe

respond to the existing neighbourhood context.	arrangement.
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:

	(a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 26.3 None are applicable.

PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located 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 for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to:	DTS/DPF 29.4 None are applicable.

(a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	
PO 29.5 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	DTS/DPF 31.1

Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	None are applicable.
PO 31.2 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	Total area: 16m^2, which may be used as second car parking space, provided on each site intended for residential occupation.

or a caravan and tourist park	

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:	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.

(a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	
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 through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are	DTS/DPF 7.3 None are applicable.

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

PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and	DTS/DPF 11.1 None are applicable.

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

	(c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.
Landscaping	
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the 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 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing

	along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.
Ancillary Development	
PO 19.1	DTS/DPF 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.	Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** | **Minimum percentage of site**

	<150 | 10% 150-200 | 15% 201-450 | 20% >450 | 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 19.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:

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

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

	(b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner

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

Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (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	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with

<table>
<tr><td>amenity for occupants.</td><td>the following table:
<table><tr><th>Number of bedrooms</th><th>Minimum internal floor area</th></tr><tr><td>Studio</td><td>35m^2</td></tr><tr><td>1 bedroom</td><td>50m^2</td></tr><tr><td>2 bedroom</td><td>65m^2</td></tr><tr><td>3+ bedrooms</td><td>80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom</td></tr></table></td></tr>
<tr><td>PO 31.2

The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</td><td>DTS/DPF 31.2

None are applicable.</td></tr>
<tr><td>PO 31.3

Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</td><td>DTS/DPF 31.3

None are applicable.</td></tr>
<tr><td>PO 31.4

Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</td><td>DTS/DPF 31.4

Dwelling sites/allotments are not in the form of a battle-axe arrangement.</td></tr>
<tr><td colspan="2">Communal Open Space</td></tr>
<tr><td>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.</td><td>DTS/DPF 32.1

None are applicable.</td></tr>
<tr><td>PO 32.2

Communal open space is of sufficient size and dimensions to cater for group recreation.</td><td>DTS/DPF 32.2

Communal open space incorporates a minimum dimension of 5 metres.</td></tr>
<tr><td>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.</td><td>DTS/DPF 32.3

None are applicable.</td></tr>
<tr><td>PO 32.4

Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</td><td>DTS/DPF 32.4

None are applicable.</td></tr>
<tr><td>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</td><td>DTS/DPF 32.5

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

(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2	DTS/DPF 34.2

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).
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	DTS/DPF 36.2 None are applicable.

increase the peak flows in downstream systems.	
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	DTS/DPF 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.	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 (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	DTS/DPF 43.1 None are applicable.

(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	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.

PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

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

	132 kV	Pole	20m
	66 kV	Pole	20m
	Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2	DTS/DPF 2.2 None are applicable.

building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	
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:	DTS/DPF 7.1 Dwellings are set back from the rear boundary:

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

PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 9.2 None are applicable.
Private Open Space	
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table:

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level)		Total area: 24m^2 located behind the building line Minimum adjacent to a living room: 16m^2 with a minimum dimension 3m
Dwelling (above ground level)	Studio	4m^2 / minimum dimension 1.8m
	One bedroom 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

PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.
Visual privacy	

PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1 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	DTS/DPF 13.1 None are applicable.

(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.	
Car Parking	
PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	

PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	DTS/DPF 16.2 None are applicable.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street 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 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average (b) they are aligned relative to the street so that there is no

	more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: 1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly 3. minimum car park length of 6m for an intermediate space located between two other parking spaces.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 17.6 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	DTS/DPF 19.1

Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service 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 and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	DTS/DPF 2.1 None are applicable.

PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 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 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	DTS/DPF 5.1 None are applicable.

(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, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts	DTS/DPF 7.1 None are applicable.

as a result of extending transmission infrastructure.	
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 environmental, scenic or cultural value.	DTS/DPF 9.1 None are applicable.
PO 9.2 Ground mounted solar power facilities allow for movement of wildlife by: (a) incorporating wildlife corridors and habitat	DTS/DPF 9.2 None are applicable.

refuges

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

PO 9.3

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 poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of	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.

waste systems and minimise risks to human health and the environment.	
Temporary Facilities	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as	DTS/DPF 1.3 None are applicable.

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.	
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)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General Land Use Compatibility	
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.
Hours of Operation	
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive 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.	DTS/DPF 2.1 Development operating within the following hours:

Class of Development	Hours of operation
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday

Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (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, 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	DTS/DPF 4.2 None are applicable.

<table>
<tr><td>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.</td><td></td></tr>
<tr><td>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).</td><td>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.</td></tr>
<tr><td>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.</td><td>DTS/DPF 4.4

Adjacent land is used for residential purposes.</td></tr>
<tr><td>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).</td><td>DTS/DPF 4.5

None are applicable.</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>
<tr><td colspan="2">Air Quality</td></tr>
<tr><td>PO 5.1

Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to</td><td>DTS/DPF 5.1

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

accommodate sensitive receivers.	
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities	DTS/DPF 9.2 None are applicable.

and do not prejudice the continued operation of these activities.	
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971.*

Land Division

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.

PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public	DTS/DPF 3.6 None are applicable.

utilities.	
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 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or

	rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2 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;	DTS/DPF 3.1 None are applicable.

(b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	
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	DTS/DPF 7.3

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

Out of Activity Centre Development

Assessment Provisions (AP)

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

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

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 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2	DTS/DPF 2.2

Occupants are provided privacy and amenity through landscaping and fencing.	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 with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial 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 maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner	DTS/DPF 2.2 None are applicable.

sites are designed to provide adequate sightlines between vehicles and pedestrians.	
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 on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or

	(ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and	DTS/DPF 6.2 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 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	DTS/DPF 9.2 None are applicable.

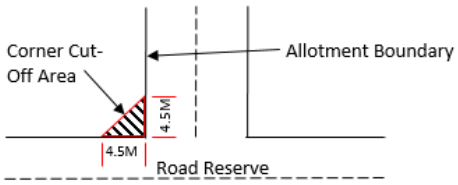
cyclists and deters property theft.	
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 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 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or	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

		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 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

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

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

Criteria	Exceptions
The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following: (a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public 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	Metropolitan Adelaide

Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	

Waste Treatment and Management Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
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:	DTS/DPF 2.1 None are applicable.

(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.	
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 lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2	DTS/DPF 8.2

Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

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.