

CAP MEETING – 10 April 2024

ITEM 8.2

<b>DEVELOPMENT NO.:</b>	22042859
<b>APPLICANT:</b>	Van Nguyen
<b>ADDRESS:</b>	3 SPRING GULLY RD ROSTREVOR SA 5073
<b>NATURE OF DEVELOPMENT:</b>	Three storey detached dwelling, deck, swimming pool and associated safety barriers, and retaining walls
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• Hills Neighbourhood</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Affordable Housing</li> <li>• Hazards (Bushfire - Urban Interface)</li> <li>• Hazards (Flooding - Evidence Required)</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Urban Tree Canopy</li> <li>• Water Resources</li> </ul> <p><b>Technical Numeric Variations (TNVs):</b></p> <ul style="list-style-type: none"> <li>• Maximum Building Height (Metres) (Maximum building height is 8m)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> <li>• Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m)</li> <li>• Gradient Minimum Frontage (Semi-detached) (Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m)</li> <li>• Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1000sqm; 1-in-8 to 1-in-4 is 1000sqm; greater than 1-in-4 is 1000sqm)</li> <li>• Gradient Minimum Site Area (Semi-detached) (Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 850sqm; 1-in-8 to 1-in-4 is 850sqm; greater than 1-in-4 is 850sqm)</li> </ul>
<b>LODGEMENT DATE:</b>	19 Jan 2023
<b>RELEVANT AUTHORITY:</b>	Assessment Panel
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2022.24 – 22 December 2022
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Darren Smith – Statutory Planner
<b>REFERRALS STATUTORY:</b>	Nil
<b>REFERRALS NON-STATUTORY:</b>	Engineering Arboriculture

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**DETAILED DESCRIPTION OF PROPOSAL:**

The proposal is for the construction of a three storey detached dwelling with a deck, swimming pool and safety barriers and associated earthworks, retaining walls and landscaping.

The proposed dwelling is designed with a modern architectural style and form. The facades are highly articulated with feature gables, horizontal and vertical fenestration and a main gable roof. A ground level terrace extends over a semi-basement garage. The external material palette includes a mix of feature stone, brick wall cladding in earthy colour tones, terra cotta roof tiles, aluminium frame windows and doors.

The dwelling has a basement level that is cut into the site and retained on both sides, with two main living levels above. The maximum height of the dwelling above the existing ground level is approximately 9 metres.

The front of the dwelling is setback between 15 and 20 metres from the road boundary due to the angled configuration of the dwelling and the front boundary. The sides of the dwelling are setback at least 2 to 4 metres at the ground and upper levels while the rear of the dwelling is setback between 4 to 8 metres from the rear boundary.

Retaining walls are to be provided along sections of the side boundaries and internally at the front to stabilise the cut and fill associated with the basement garage and to the rear to provide a ground level terrace. The internal retaining walls will be up to 4 metres in height.

The proposal also includes a lap swimming pool that integrates with the front of the dwelling.

The proposal had originally sought for a dwelling larger than what is currently being sought, noting that upon receiving the representations after the public notification period the applicant has revised their proposal. Within the revised proposal the applicant sought for the dwelling to be sunken into the ground in an attempt to lessen the visual impact generated by the previous iterations size, height, and presence from the street frontage.

**BACKGROUND:**

<b>APPLICATION NUMBER</b>	<b>DESCRIPTION OF PROPOSAL</b>
01/882/473	Alterations and additions to detached dwelling
98/1084/473	Alterations and additions to detached dwelling - LAPSED
98/256/473	Garage



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#### **SUBJECT LAND & LOCALITY:**

**Location reference:** 3 SPRING GULLY ROAD ROSTREVOR SA 5073

**Title ref.:** CT 5322/771    **Plan Parcel:** D44714 AL10    **Council:** ADELAIDE HILLS COUNCIL

#### **Site Description:**

The subject land comprises a single allotment located at 3 Spring Gully Road, Rostrevor.

The land is mostly a rectangle shape with a frontage width of 30.7 metres, a depth of up to 34.4 metres and a total site area of 989m<sup>2</sup>. It is noted that there are no encumbrances or Land Management Agreements affecting the land. There is one easement that runs along the length of the western boundary.

The site is currently vacant except form some sporadic vegetation.

The site is naturally sloping with a rise of approximately 10 metres from the road to the rear south-eastern corner of the site.

There is one mature tree on the site, which is considered to constitute a significant tree, and some dense shrubbery adjacent to the road frontage.

#### **Locality**

The locality is entirely residential in land use and built form character. Existing residential development comprises both single and two storey detached dwellings on typically large allotments of 1000m<sup>2</sup> or more.

The local area is characterised by mixed building styles and large buildings of generous proportions. New modern infill development with large-scale buildings and retaining walls are evident within the locality.

Street boundary setbacks vary considerably due to the sloping topography of the land and irregular allotment pattern.

The elevated land with distant views of the city and existing trees and gardens are notable features of the locality.

The locality has a pleasant living environment that is of high amenity.

#### **CONSENT TYPE REQUIRED:**

Planning Consent

#### **CATEGORY OF DEVELOPMENT:**

- **PER ELEMENT:**
  - Fences and walls
  - Swimming pool, spa pool or associated safety features: Code Assessed - Performance Assessed
  - Other - Residential - Deck: Code Assessed - Performance Assessed
  - Detached dwelling: Code Assessed - Performance Assessed
  - Retaining wall: Code Assessed - Performance Assessed
  - New housing
  
- **OVERALL APPLICATION CATEGORY:**
  - Code Assessed - Performance Assessed

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- **REASON**

P&D Code; All elements are to be treated as Performance Assessed development

### PUBLIC NOTIFICATION

- **REASON**

The proposal has a building height in excess of 8 metres – Table 5 of the Hills Neighbourhood Zone.

Public Notification period – 26 October to 15 November 2023

- **LIST OF REPRESENTATIONS**

Eight (8) representations were received during the notification period with five opposing the proposed development and three in support but with some concerns. Three (3) representors opposing the development have requested to be heard by the Panel.

Representor Name	Representor's Property Address	Wishes to be heard (Y/N)	Nominated Speaker (if relevant)
Carmel Simpson	8 Spring Gully Rd ROSTREVOR	No	N/A
Dorothy Driver	PO Box 3045 NEWTON	Yes	Self
Janet Webb	4 Spring Gully Road ROSTREVOR	No	N/A
Heath Perry	5 Spring Gully Road ROSTREVOR	Yes	Self
Jsun Teck Wong	7 Spring Gully Rd ROSTREVOR	No	N/A
Mark and Tracy Schneider	9 Spring Gully Road ROSTREVOR	No	N/A
Li Hui Lim	7 Spring Gully Rd ROSTREVOR	No	N/A
Samantha Constantinou	1 Spring Gully Road ROSTREVOR	Yes	Self

- **SUMMARY**

The issues contained in the representations can be briefly summarised as follows:

- Excessive building height
- Loss of privacy
- Impact on neighbourhood character
- Loss of views
- Overshadowing impacts
- Loss of vegetation

A copy of the representations are included as **Attachment 4 – Representations** and the applicant's response is provided in **Attachment 5 – Response to Representations**.

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#### AGENCY REFERRALS

No agency referrals were required.

#### INTERNAL REFERRALS

- **Engineering**

Council's Technical Officer has reviewed the proposed stormwater management plan and notes that they have no objections to the documents provided noting:

1. 258m<sup>2</sup> of roof stormwater is to be directed to a minimum 5921L detention tank with a restricted discharge of 1.54 L/sec via a 25mm orifice.
2. 329m<sup>2</sup> of surface stormwater is to be directed to a minimum 9800L detention tank with a restricted discharge of 1.07 L/sec via a dual pump system.
3. Stormwater discharge is to Council verge, scour protection is required at the discharge point to prevent erosion.

- **Arboriculture**

Council's arboriculture officer supports the findings detailed within the arboriculture report. The report is comprehensive and provides adequate assessment and consideration to both the proposed development actions and surrounding environmental conditions. Please stipulate that a project Arborist be engaged by the applicant to ensure compliance of tree protection plan (as listed in the report) is implemented, maintained and reported upon.

#### PLANNING ASSESSMENT

##### ***Desired outcomes***

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

##### ***Performance outcomes***

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

##### ***Designated performance features***

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

A detailed assessment of the application has taken place against the relevant provisions of the Planning and Design Code (P & D Code) and this is provided below under a series of headings. A Policy Enquiry extract containing the relevant provisions of the P & D Code is contained in **Attachment 6 – Relevant P & D Code Policies**.

**Zone:**

**Hills Neighbourhood Zone**

<b>Desired Outcomes</b>	
DO1	Development provides a complementary transition to adjacent natural and rural landscapes. Low density housing minimises disturbance to natural landforms and existing vegetation to mitigate the visible extent of buildings, earthworks and retaining walls.
<b>Performance Outcomes (PO) &amp; Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria</b>	
POs: 1.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1, 10.2, 11.1 and 11.2	
DPFs: 1.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1, 10.2	

The proposal comprises the construction of a new three storey detached dwelling on a vacant parcel of land.

The subject land is situated within the Hills Neighbourhood Zone of the Code. DO 1 and PO 1.1 of the Zone seek low-density housing that minimises disturbance to the natural landform and is compatible with the local character. It is noted that the proposal includes a large-scale building and significant earthworks, particularly at the front of the site to accommodate driveway access, a new basement garage and ground level terraces. While the built form and the associated earthworks will alter the natural landform, the resulting impact would not detract from the local context given that the locality has a suburban character that is derived from buildings of significant scale and exposed retaining walls.

Given the existing character of the locality and suitability of the proposed building design as considered below, the proposal is a form of development that is sufficiently compatible with the local context and therefore satisfies the intent of DO 1 and PO 1.1 of the Hills Neighbourhood Zone.

The proposed dwelling is designed with a modern architectural style and form that features articulated facades with feature gables, horizontal and vertical fenestration and a main gable roof. A ground level terrace extends over a semi-basement garage. The external material palette includes a mix of feature stone, brick and timber wall cladding in earthy colour tones, aluminium frame windows and doors and terra cotta roof tiles.

DO 1, PO 10.1 and 10.2 of the Hills Neighbourhood Zone do not discourage modern building designs, but rather seek to ensure that building designs adopt measures to minimise bulk and scale. These measures may include stepping in the design, the provision of quality vegetation and the setting back of upper levels from front and side boundaries. The proposed dwelling is bold and unique in its design. Rather than stepping the built form with split levels to break-down the building volume and mass, the design focusses on other effective techniques such as:

- Favouring cutting into the land rather than filling, so that the appearance of the dwelling is minimised from the streetscape;
- The upper (third) level being located within the proposed roof form to give the dwelling a two-storey appearance;
- The front and side walls are staggered and well-removed from their respective boundaries to provide the necessary spatial separation; and
- Retaining walls and landscaping that integrate with built form at ground level.

These design techniques are considered to minimise the perceived building mass while providing visual interest without compromising the design intent, which is a unique building of high-quality.

In terms of building height, DPF 4.1 of the zone recommends a maximum height of 8 metres and two building levels. While the front sections of the dwelling are approximately 9 metres in height, most of the dwelling is around 8 metres above natural ground level. The building height is reasonable in this instance given the significant front boundary setbacks and the pitched roof form. The building height is also consistent with other large dwellings within the locality.

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It should also be noted that the basement/garage level and the main level are relatively obvious at first glance, however the upper storey or third level is contained within the roof form, thus giving the building the appearance of a two-storey dwelling. This assists in making the dwelling consistent in appearance with others in the immediate locality.

For the above reasons, the size, scale and modern design of the dwelling is not at odds with the local context, which is characterised by large buildings of generous proportions and varying architectural styles.

It is noted also that the representations have not raised any concerns with the modern appearance of the proposed dwelling. With the third level contained within the roof form, it is considered that their concerns with the building height and scale have been satisfactorily addressed.

The front of the dwelling is setback between 15 and 20 metres from the road boundary due to angled design of the dwelling and the alignment of the front boundary. The front setbacks are consistent with those of the adjacent buildings to the west and east. The siting of the dwelling will maintain the existing streetscape pattern in accordance with the PO/DPF 5.1 of the Zone.

The sides of the dwelling are setback at least 2 to 4 metres at the ground and upper levels. PO/DPF 8.1 of the zone recommends a minimum side boundary setback of at least 1.9 metres to the side boundaries and 3.9 metres to the southern boundary. The side setbacks exceed 1.9 metres and only small sections of the upper storey will be setback less than 3.9 metres from southern boundary with most of the south-facing walls setback 4 metres or more.

The rear of the dwelling is setback a minimum of 4 to 7 metres from the rear boundary and satisfies PO/DPF 9.1 of the zone.

PO 11.3 of the Hills Neighbourhood Zone requires retaining walls to be low and preferably screened by landscaping to minimise their visual impact. DPF 11.3 is seeking a maximum retaining wall height of 1.5 metres or no higher than one metre where more than 1.5 metres of land is being retained.

Retaining walls are to be provided along sections of the side boundaries and internally at the front to stabilise the cut and fill associated with the basement garage and to the rear to provide a ground level terrace. The retaining walls along the southern boundary will have minimal impacts as the adjoining land on this side is higher than the subject land.

The internal retaining walls at the front of site will be up to 4 metres in height. Although the walls are taller than 1.5 metres, their visual impact would be minimised by their setback from the road and positioning well above the road level. The walls are also designed to integrate with the dwelling at ground level.

On balance, the extent of the proposed earthworks and the height retaining walls and fencing would satisfy the intent of PO 11.3 and the Desired Outcome of Hills Neighbourhood Zone.

### Overlays

#### Affordable Housing Overlay

<b>Desired Outcomes</b>	
DO1	Affordable housing is integrated with residential and mixed use development.
<b>Performance Outcomes (PO) &amp; Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria</b>	
POs:	
DPFs:	

The proposal does not include any affordable housing and therefore this overlay is not deemed to be relevant to the assessment of the subject application.

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#### Regulated and Significant Tree Overlay

<b>Desired Outcomes</b>	
DO1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss
<b>Performance Outcomes (PO) &amp; Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria</b>	
POs: 1.2, 2.1	
DPFs: 1.2, 2.1	

The proposed dwelling is sought to be constructed within close proximity to an existing significant sized Eucalyptus Microcarpa (*Grey Box*). Initially the proposal sought to remove the subject tree on site however the applicant has since produced an arboricultural report which has determined that with proper construction methods and consideration that the subject tree will not be impacted by the proposed dwelling or any of the ancillary building works sought as a part of this application. Compliance with PO 1.2 of the overlay is therefore deemed to have been achieved.

PO 2.1 of the overlay seeks for regulated and significant trees and their root system to not be unduly compromised by excavation or the filling of land. Within the provided arboricultural report the project arborist has provided a number of recommendations to be undertaken during construction to ensure that the tree will not be impacted by the proposed works.

#### Stormwater Management Overlay

<b>Desired Outcomes</b>	
DO1	Development incorporates water sensitive urban design techniques to capture and re-use stormwater.
<b>Performance Outcomes (PO) &amp; Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria</b>	
POs: 1.1	
DPFs: 1.1	

The proposed development includes a stormwater drainage system for the on-site management of stormwater runoff from the dwellings and paved surfaces.

The stormwater system includes a 5921L and 9800L rainwater tank that will be plumbed to the dwelling with overflow to be discharged to the street water table. The rainwater tank capacity satisfies DPF 1.1 of the Stormwater Management Overlay and Council's Engineer is satisfied that the proposed development will not adversely impact on the existing local stormwater system.

The proposal also mitigates against potential floodwaters as the finished floor levels are at least 300mm above the highest point of the top of kerb of the adjacent street. PO 1.1 of the Hazards (Flooding - Evidence Required) Overlay has been satisfied.

#### Urban Tree Canopy Overlay

<b>Desired Outcomes</b>	
DO1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.
<b>Performance Outcomes (PO) &amp; Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria</b>	
POs: 1.1	
DPFs: 1.1	

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The applicant has provided a landscape plan that includes several small trees, shrubs, hedges and lawn areas. As recommended by PO/DPF 22.1 Design in Urban Areas, the amount of soft landscaping will exceed 20% of the site and will enhance the overall appearance and amenity of the development and minimise heat loads.

The number and size of the proposed tree plantings satisfies DPF 1.1 of the Urban Tree Canopy Overlay.

#### Water Resources Overlay

<b>Desired Outcomes</b>	
DO1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
<b>Performance Outcomes (PO) &amp; Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria</b>	
POs: 1.1, 1.2, 1.5 and 1.7	
DPFs: 1.5	

There are no watercourses that traverses the site. The proposal is consistent with the Water Resources Overlay.

### General Development Policies

#### Design in Urban Areas

<b>Desired Outcomes</b>	
DO1	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 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 c) 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.
<b>Performance Outcomes (PO) &amp; Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria</b>	
POs: 6.1, 8.1, 8.2, 8.3, 8.4, 8.5, 10.1, 10.2, 17.1, 17.2, 18.1, 20.1, 20.2, 20.3, 21.1, 21.2 and 22.1	
DPFs: 6.1, 8.1, 8.2, 10.1, 10.2, 17.1, 17.2, 18.1, 20.1, 20.2, 21.2, 21.2 and 22.1	

The proposed garage will not dominate the dwelling façade or detract from the streetscape as it is set below the existing ground level and angled away from the road frontage. PO 20.1 of Design in Urban Areas is satisfied.

It is also noted that the front façade includes windows and doors to both the ground and upper floors to facilitate passive surveillance of the adjacent public realm and the front entrances address the street and provide a legible entry point. These design features satisfy PO 17.2 and 20.2.

The proposal plans indicate that all side and rear upper storey windows will have either raised sills or fixed obscure glass to a height of at least 1.5 metres above the finished floor. A feature timber slat screen will also be provided to western elevation deck to filter oblique views. These privacy measures will adequately protect the privacy of neighbouring properties in accordance with PO 10.1 of the General Development Policies (Design in Urban Areas).

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The dwelling will be provided with more than 450m<sup>2</sup> private open space. The amount of private open space satisfies the requirements of the Table 1 of the General Policies (Design in Urban Areas) and is directly accessible to living areas as required by PO 21.2. Suitable private open space for entertaining, clothes drying and other domestic functions is therefore provided for occupants of the dwelling.

The applicant has provided a landscape plan that includes several small trees, shrubs, hedges and lawn areas. As recommended by PO/DPF 22.1 Design in Urban Areas, the amount of soft landscaping will exceed 20% of the site and will enhance the overall appearance and amenity of the development and minimise heat loads.

The number and size of the proposed tree plantings satisfies DPF 1.1 of the Urban Tree Canopy Overlay.

It is noted there is one Significant tree on the site that has been proposed to be retained and will be protected during the construction process. A report has been prepared by a qualified arborist to demonstrate that the significant tree will be able to thrive beyond the construction phase of the dwelling and associated works. There are no Regulated or Significant trees on adjoining land that may be impacted by the proposed development.

#### Interface between Land Uses

<b>Desired Outcomes</b>	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
<b>Performance Outcomes (PO) &amp; Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria</b>	
POs: 3.1, 3.2 and 3.3	
DPFs: 3.1 and 3.2	

Given the two-storey scale of the development, it is expected that some shadow will be cast over adjoining land, particularly the vacant land immediately to the south at 20 Weemala Crescent.

As the shadow diagrams illustrate, the amount overshadowing is not expected to be significant given the separation to the southern boundary and that the proposed dwelling will sit much lower than the adjoining property. Overall, the adjoining properties would experience a relatively small amount of overshadowing that would not adversely impact on their amenity. PO 3.1 and 3.2 of the General Development Policies (Interface between Land Uses) are satisfied.

#### Transport, Access and Parking

<b>Desired Outcomes</b>	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
<b>Performance Outcomes (PO) &amp; Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria</b>	
POs: 1.4, 3.1, 3.5, 4.1, 5.1, 6.1 and 6.2	
DPFs: 1.4, 3.1, 3.5, 5.1 and 6.1	

A new crossover and driveway access will be provided that will follow a similar alignment to the existing driveway. The design was deemed acceptable in terms of demonstrating safe and convenient access. The proposal therefore satisfies PO 23.3 and 23.4 of General Development Policies (Design in Urban Areas).

When assessed against Table 1 – General Off-Street Car Parking Requirements, there is a requirement for at least two car parking spaces per dwelling, with one space to be covered. The dwelling is provided with two garage spaces, which is acceptable.



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#### **CONSIDERATION OF SERIOUSLY AT VARIANCE**

Having considered the proposal against the relevant provisions of the Planning and Design Code version 2022.24 – 22 December 2022, the proposal is not considered to be seriously at variance with the provisions of the Planning and Design Code for the following reasons:

- The proposed dwelling is an envisaged land use in the Hills Neighbourhood Zone.
- the proposed built form is sufficiently compatible with the local context.
- It has been reasonably demonstrated that the proposal would not adversely impact upon the amenity of nearby sensitive uses.
- The development includes safe and convenient access and adequate car parking.

#### **CONCLUSION**

Having considered the proposal against the relevant provisions of the Planning and Design Code, the proposal is not seriously at variance with the Planning and Design Code.

The proposed dwelling is a desirable form of development within the Hills Neighbourhood Zone that is of a size and intensity that is consistent with the existing local context.

The size, scale and modern design of the dwelling is also consistent with the local context, which is characterised by large buildings of generous proportions and varying architectural styles.

It has been demonstrated that adequate provision is made for private open space, landscaping and on-site car parking and that any increase in traffic movements would not adversely impact upon traffic or pedestrian safety on the adjacent road network.

Accordingly, the proposal would achieve the Performance Outcomes for the Hills Neighbourhood Zone and warrants the granting of Plan Consent subject to conditions.

#### **RECOMMENDATION**

**It is recommended that the Council Assessment Panel resolve that:**

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and**
- 2) Development Application Number 22042859 by Van Nguyen for a three storey detached dwelling, deck, swimming pool and associated safety barriers, and retaining walls at 3 Spring Gully Road Rostrevor is GRANTED Planning Consent subject to the following conditions:**

#### **CONDITIONS**

##### **Planning Consent**

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

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- 2) All roof run-off generated by the development hereby approved shall be directed to a rainwater tank with overflow to the street (via a pump if necessary) or a Council drainage easement to the satisfaction of Council within one month of the roof cladding being installed.
- 3) All external lighting shall be directed away from residential development and shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.
- 4) New vehicle access point(s) and/or cross-overs shall be located a minimum of 500mm from any existing or proposed verge features (i.e. crossing places, trees, stormwater connections, lighting or stobie poles).
- 5) The Western elevation upper level windows of the dwelling shall be glazed with fixed obscure glass to a minimum height of 1.5 metres above finished floor level. The glazing of these windows shall be installed prior to occupation and be maintained in good condition at all times.
- 6) The deck of the dwelling shall be fitted with fixed screening as shown on the Western, Northern and Southern elevation to a minimum height of 1.7 metres above the deck floor level. The screening shall be installed prior to occupation and be maintained in good condition at all times.
- 7) All exposed excavations and fill as shown on site plan shall be:
  - rounded off and battered to match and blend with the natural contours of the land;
  - covered with approximately 100mm of topsoil;
  - seeded to avoid erosion and visual concerns ; and
  - screened with trees, shrubs and ground covers.

All works must be completed prior to occupation of the approved development to the reasonable satisfaction of Council.

- 8) Prior to commencement of work, straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during construction.
- 9) The works in relation to the tree(s), outlined in the Arborist's Report prepared by Treesolve Arboricultural Consultancy and submitted as part of this application as a strategy for management of the tree(s) are to be undertaken simultaneously with any building works on the site. A project Arborist shall supervise any works within Tree Protection Zones to ensure compliance with the submitted arborist report.

### **ADVISORY NOTES**

#### **General Notes**

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

**CAP MEETING – 10 April 2024**

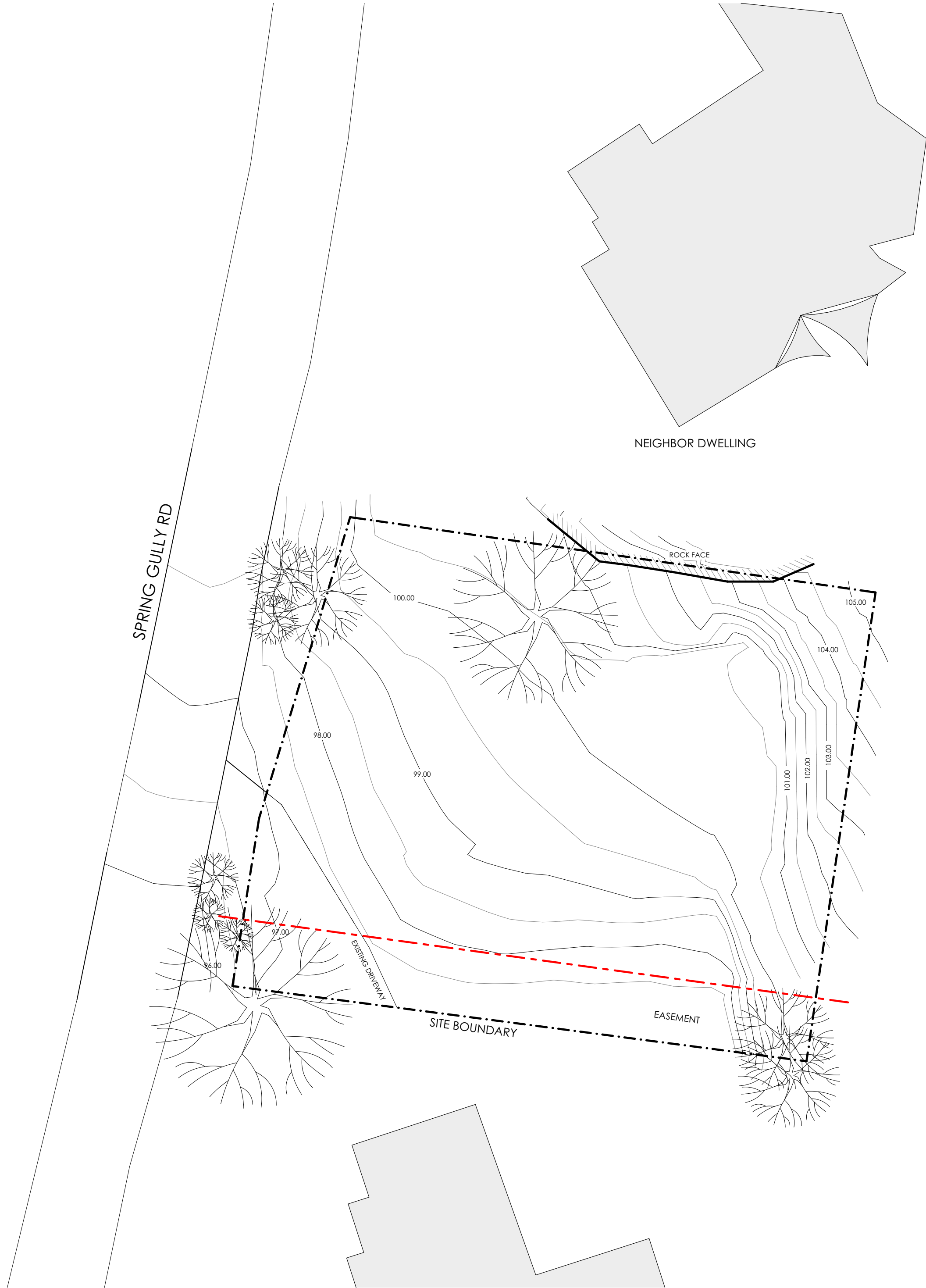
**ITEM 8.2**

- 3) This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.
- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
- 5) The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. For further information please refer to the Native Vegetation Council website.

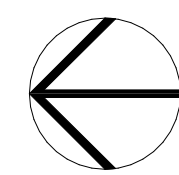
Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council on 8303 9777.

**OFFICER MAKING RECOMMENDATION**

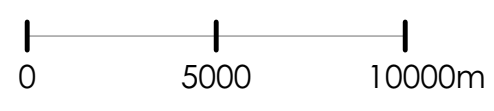
**Name:** Darren Smith  
**Title:** Statutory Planner



NO NATIVE TREES OF SIGNIFICANCE ON SITE ARE TO BE REMOVED

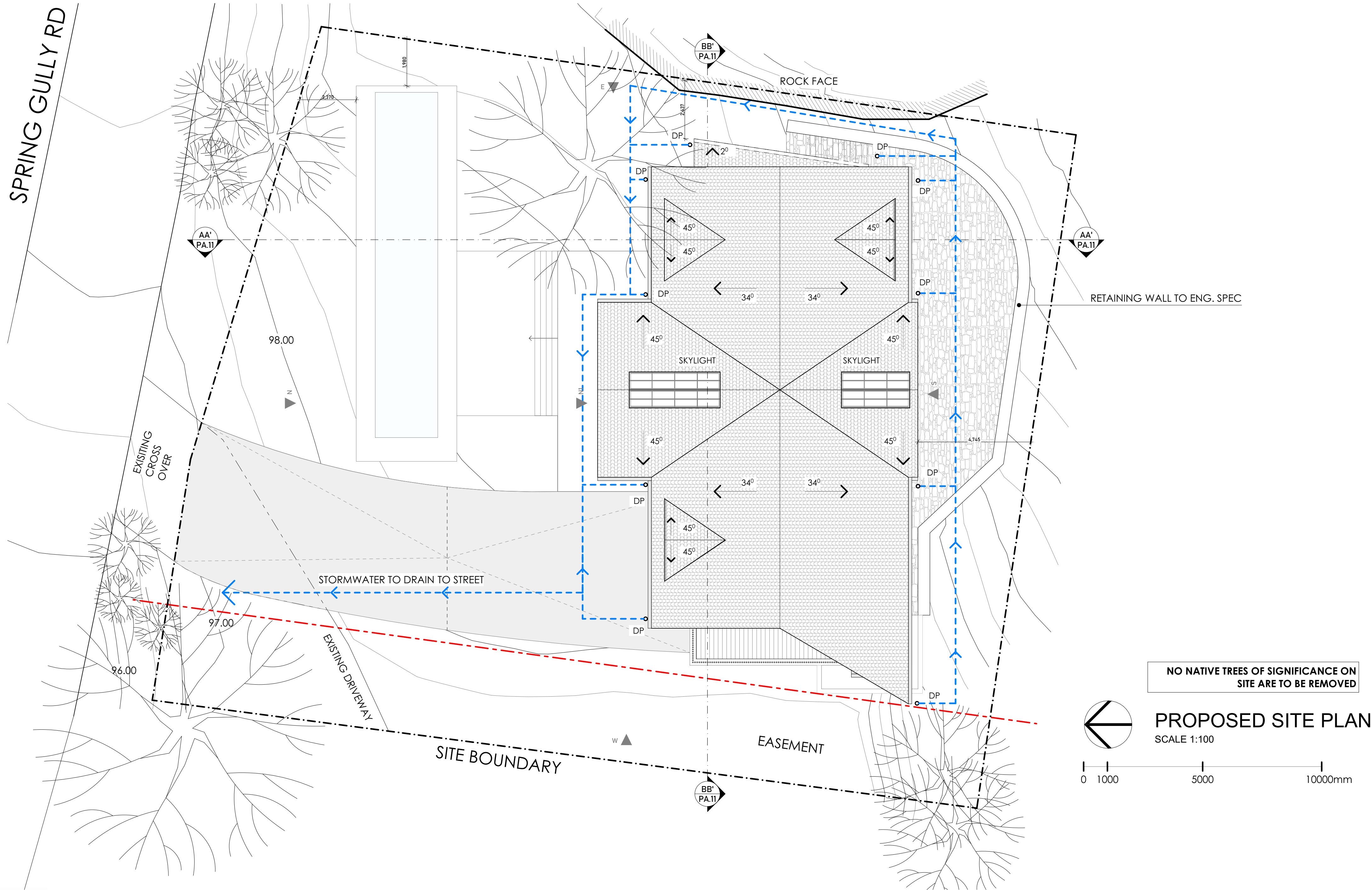


**EXISTING SITE PLAN**  
SCALE 1:200

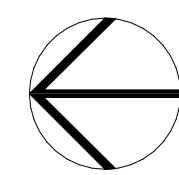




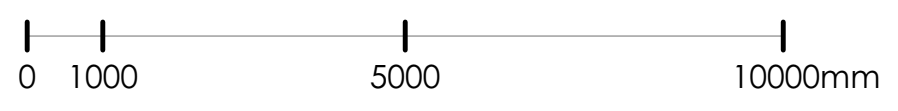
SPRING GULLY RD



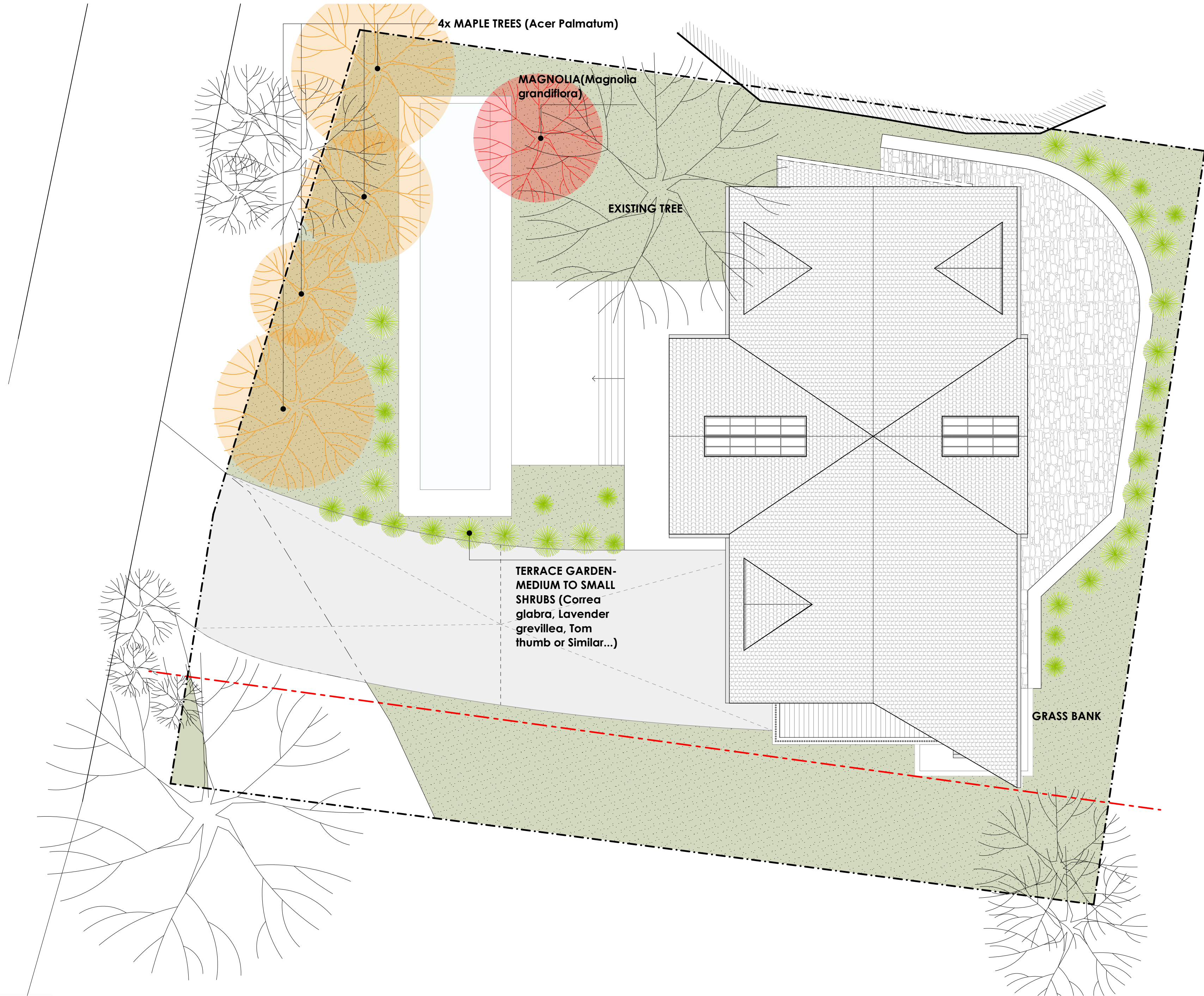
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PROPOSED SITE PLAN  
SCALE 1:100







4x MAPLE TREES (*Acer Palmatum*)

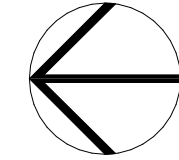
MAGNOLIA (*Magnolia grandiflora*)

EXISTING TREE

TERRACE GARDEN - MEDIUM TO SMALL SHRUBS (*Correa glabra*, Lavender grevillea, Tom thumb or Similar...)

GRASS BANK

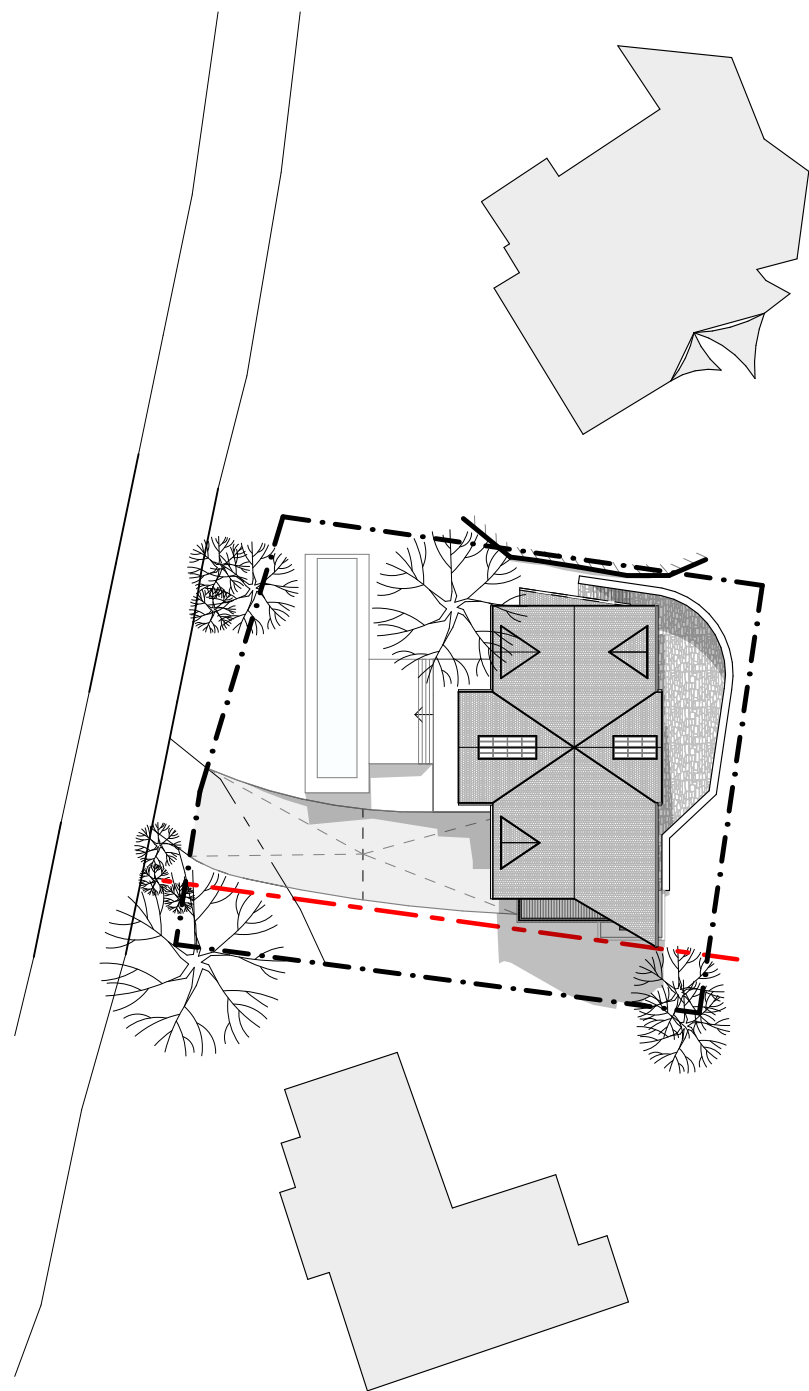
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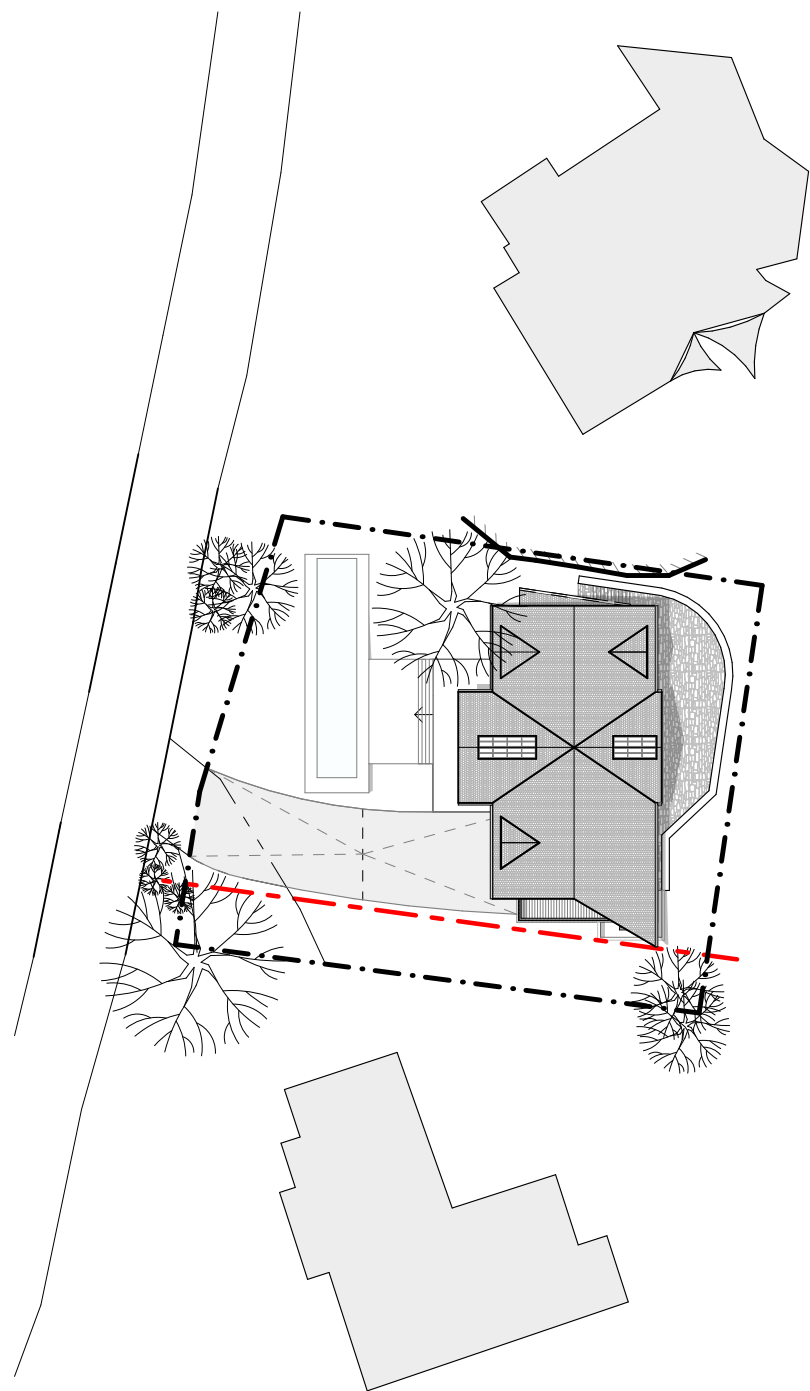
LANDSCAPING PLAN  
SCALE 1:100



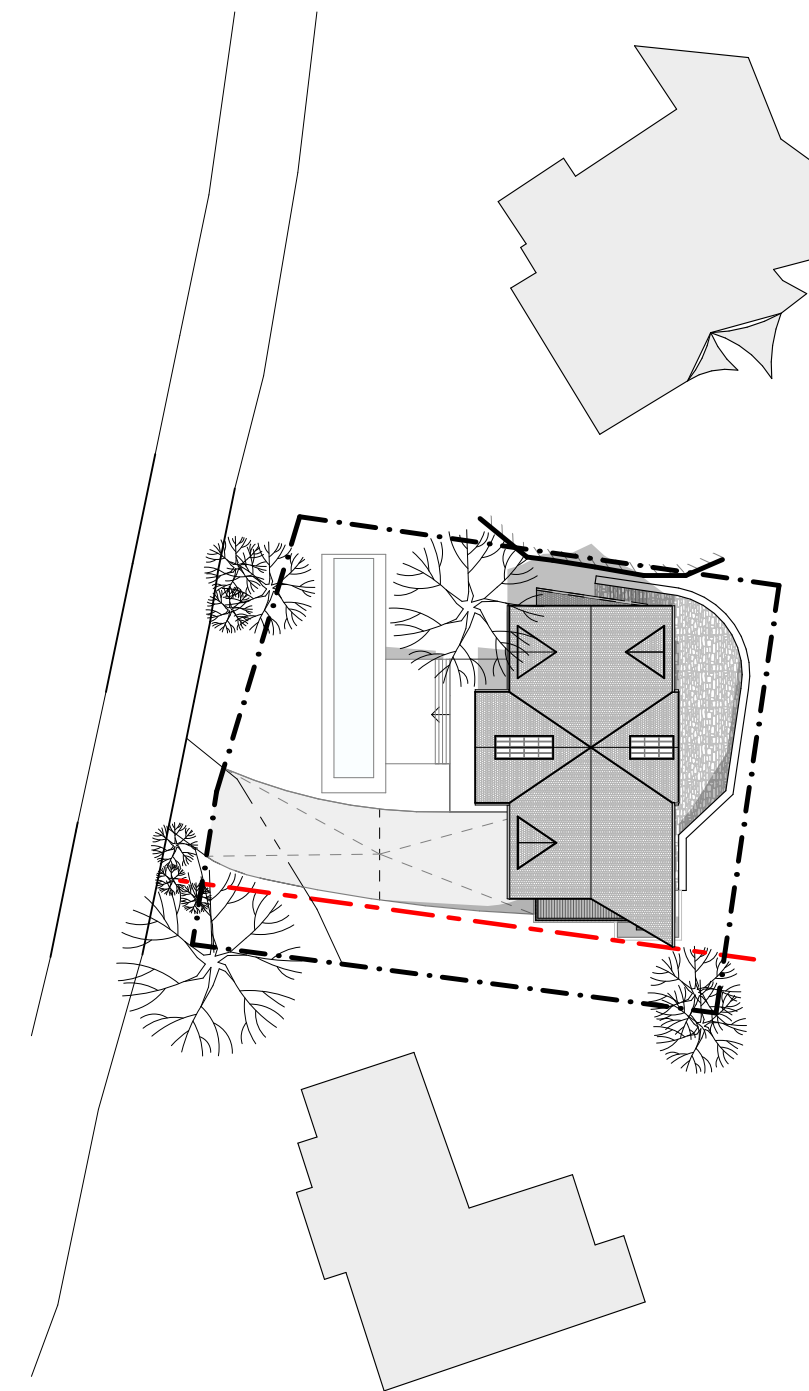




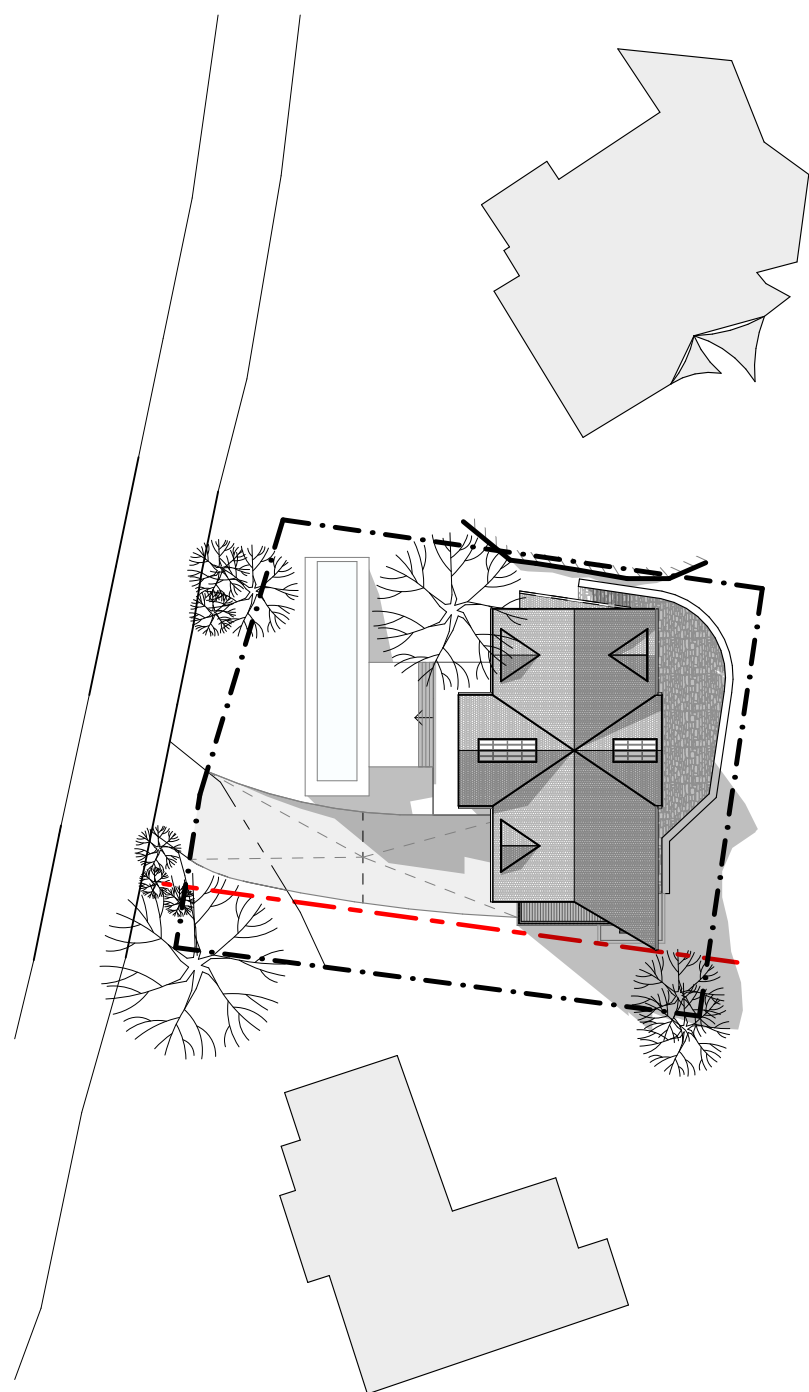
SUMMER SOLSTICE  
DECEMBER 22 - 9am



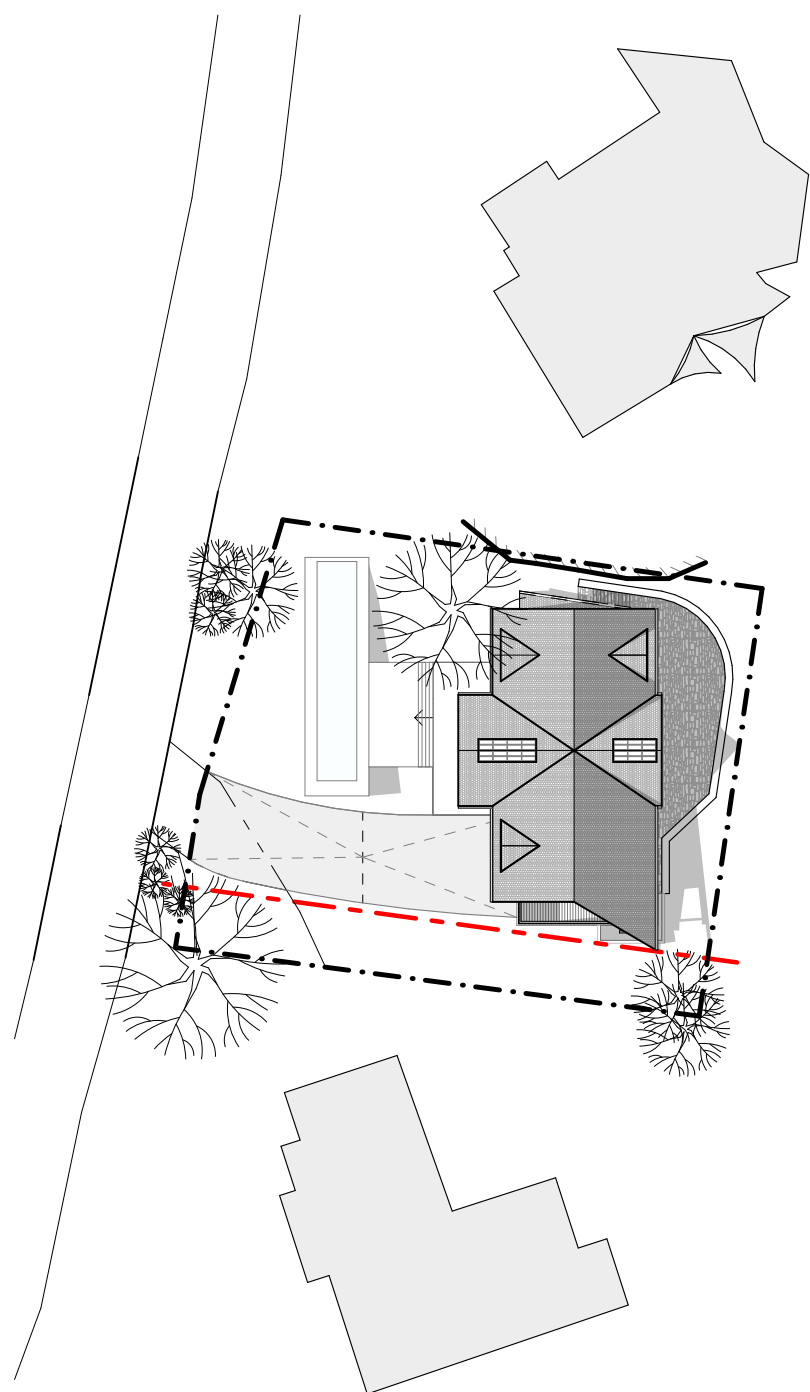
SUMMER SOLSTICE  
DECEMBER 22 - 12pm



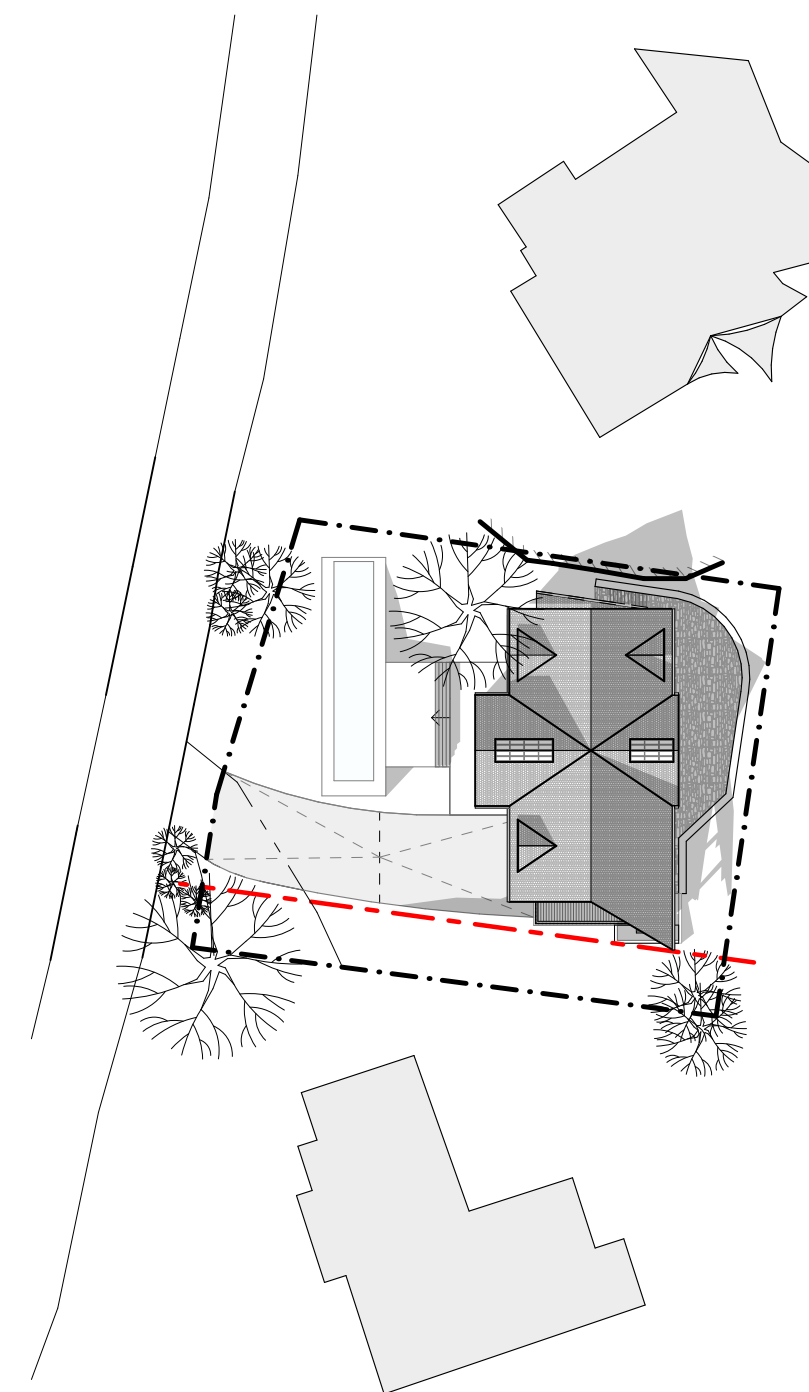
SUMMER SOLSTICE  
DECEMBER 22 - 3pm



WINTER SOLSTICE  
JUNE 22 - 9am



WINTER SOLSTICE  
JUNE 22 - 12pm



WINTER SOLSTICE  
JUNE 22 - 3pm

NOTE: ILLUSTRATIVE PURPOSES ONLY. DRAWINGS ARE NOT TO SCALE



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e damien@fireside.net.au  
m 0414 689 574

Client  
**SARAH KERLE**

Location  
**3 SPRING GULLY RD,  
ROSTREVOR**

Drawing  
**SHADOW DIAGRAMS**

Notes  
**FOR PLANNING CONSENT  
ONLY**

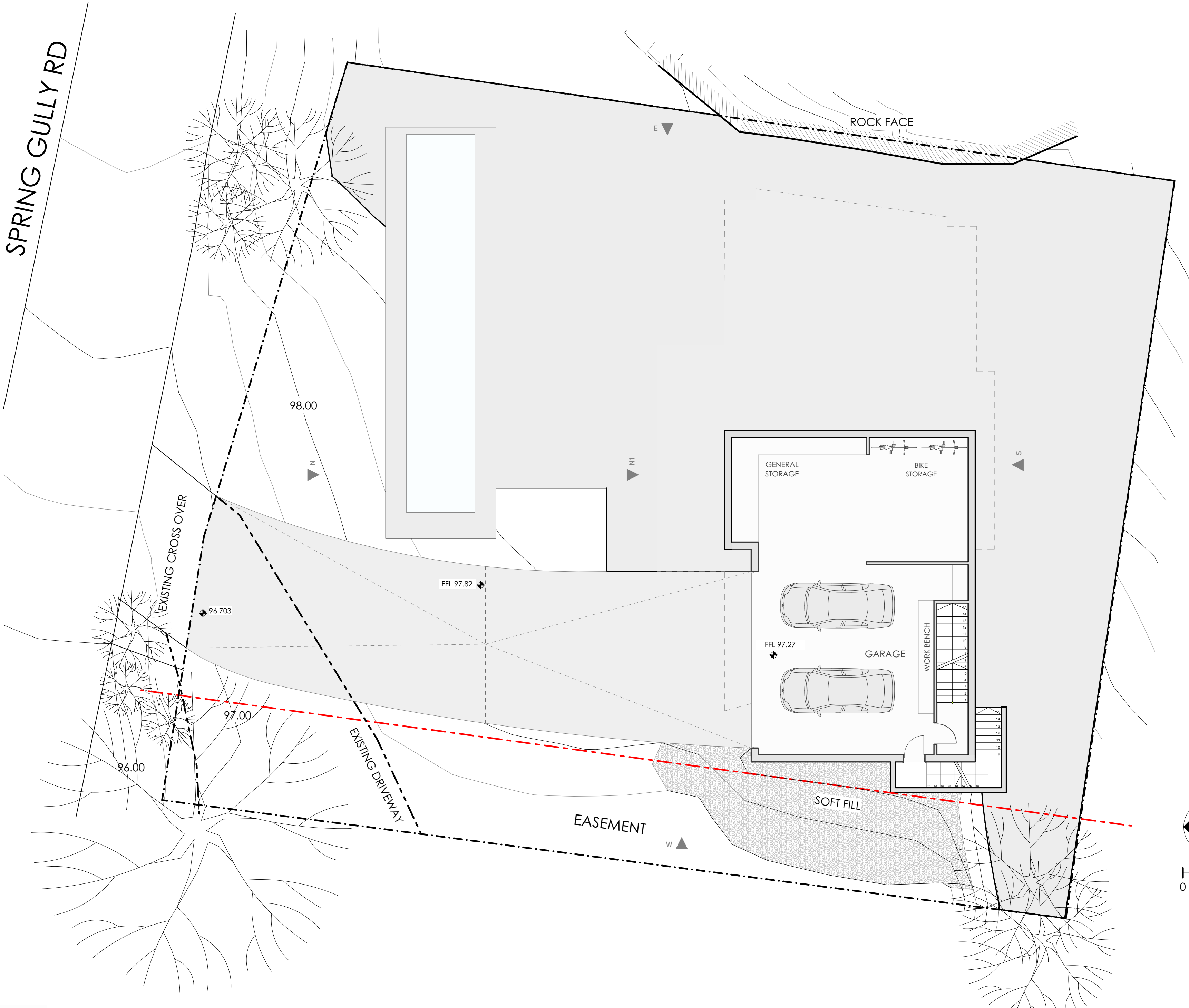
Date  
**4/03/2024**

Issued As  
PLANNING  
Job No.  
610-21

Drawn  
VN  
Pg. Size  
A2

Drawing ID  
**PA.5**

SPRING GULLY RD

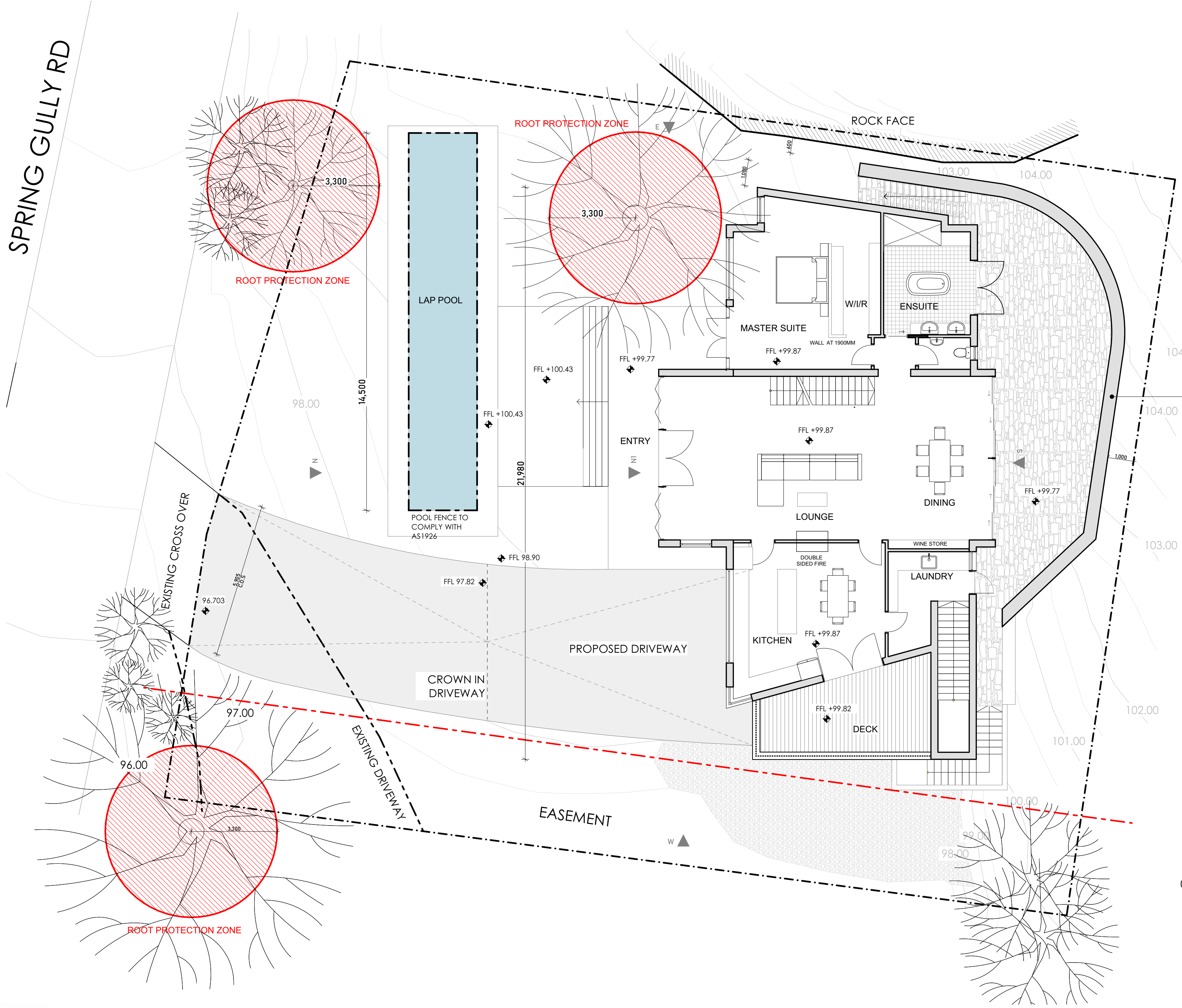


**GARAGE PLAN**  
SCALE 1:100

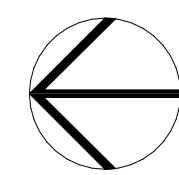
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SPRING GULLY RD

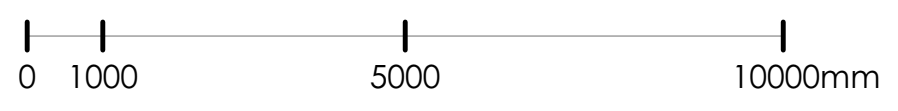


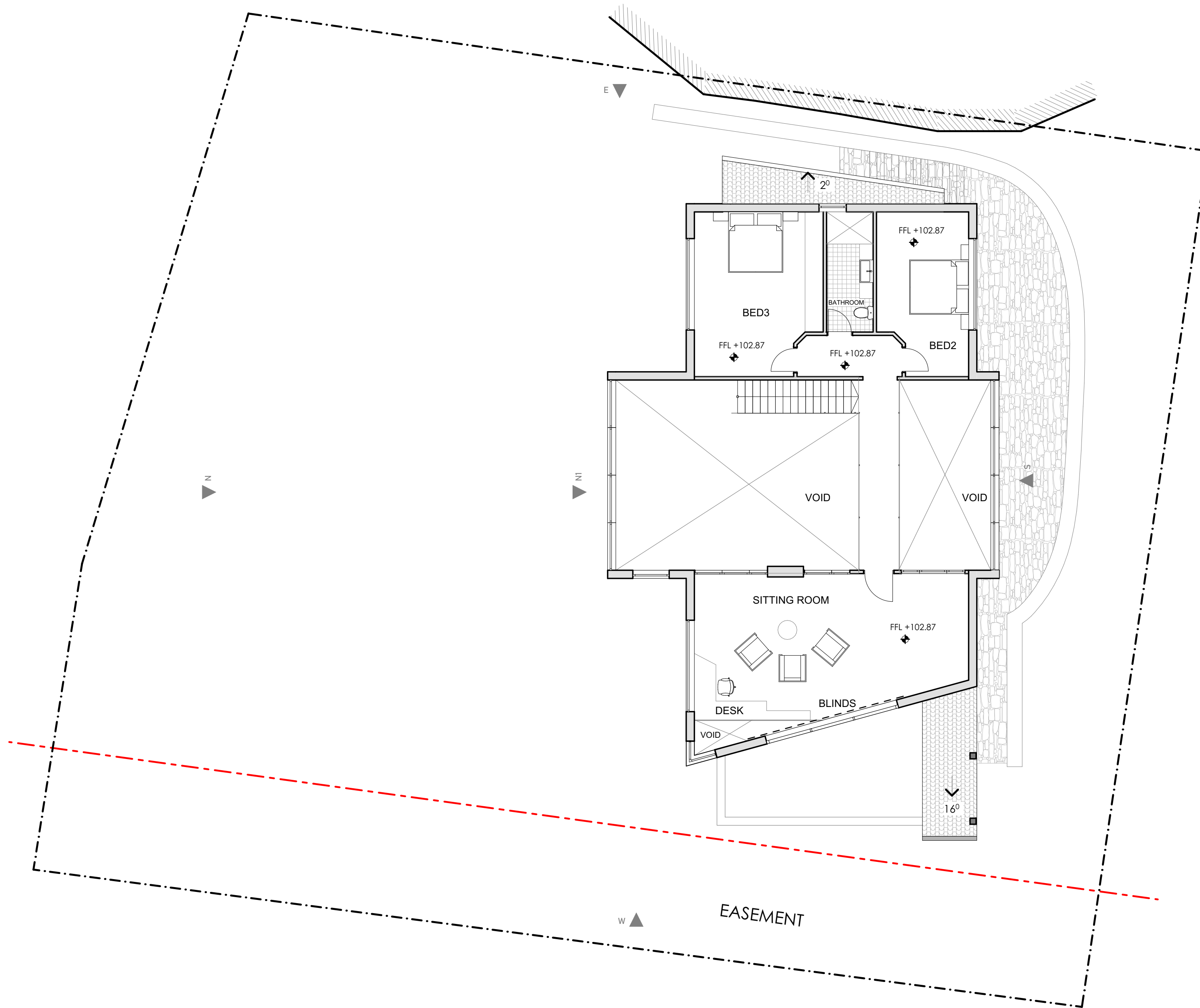
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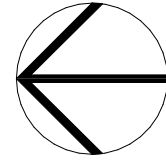


# GROUND FLOOR PLAN

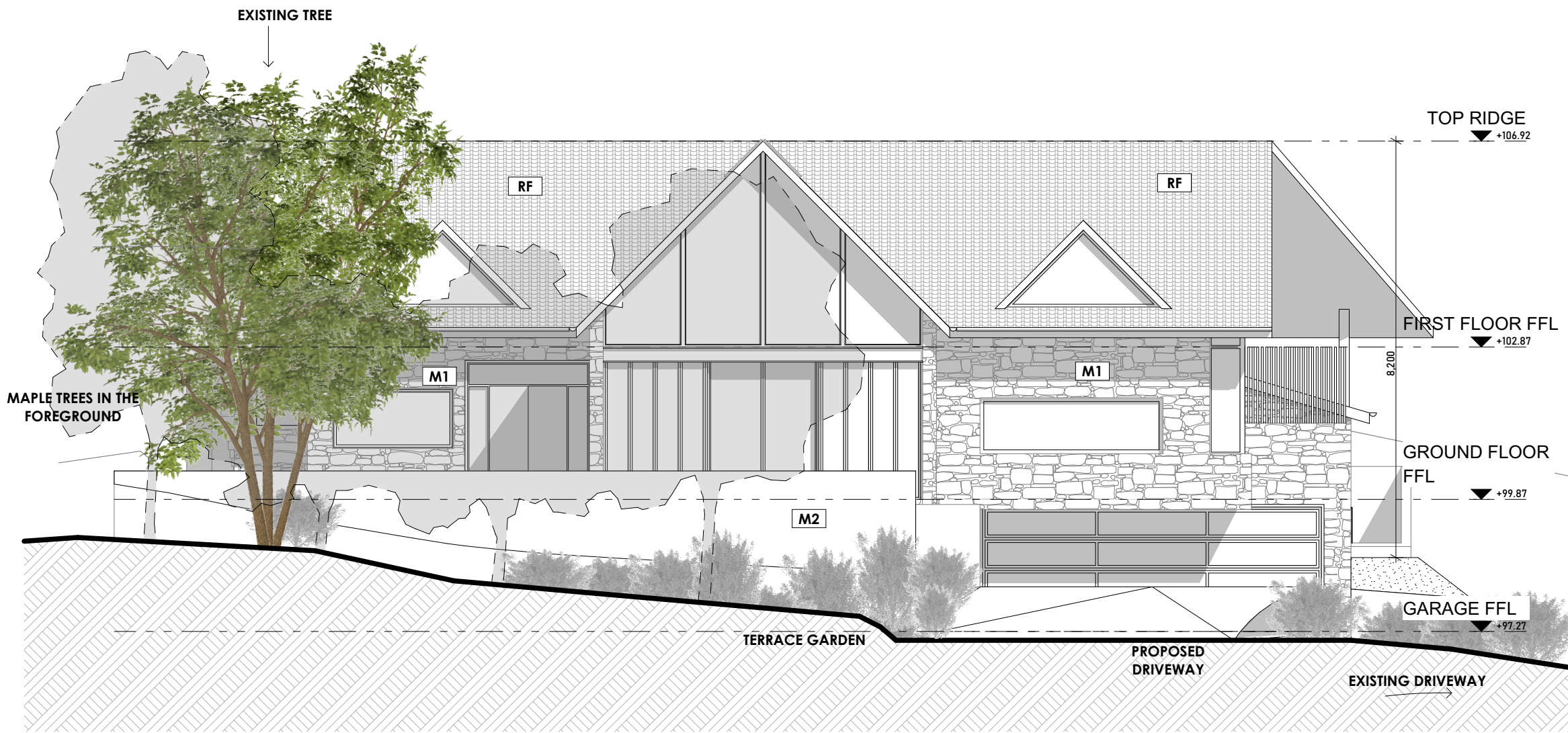
SCALE 1:100






**FIRST FLOOR PLAN**  
 SCALE 1:100  
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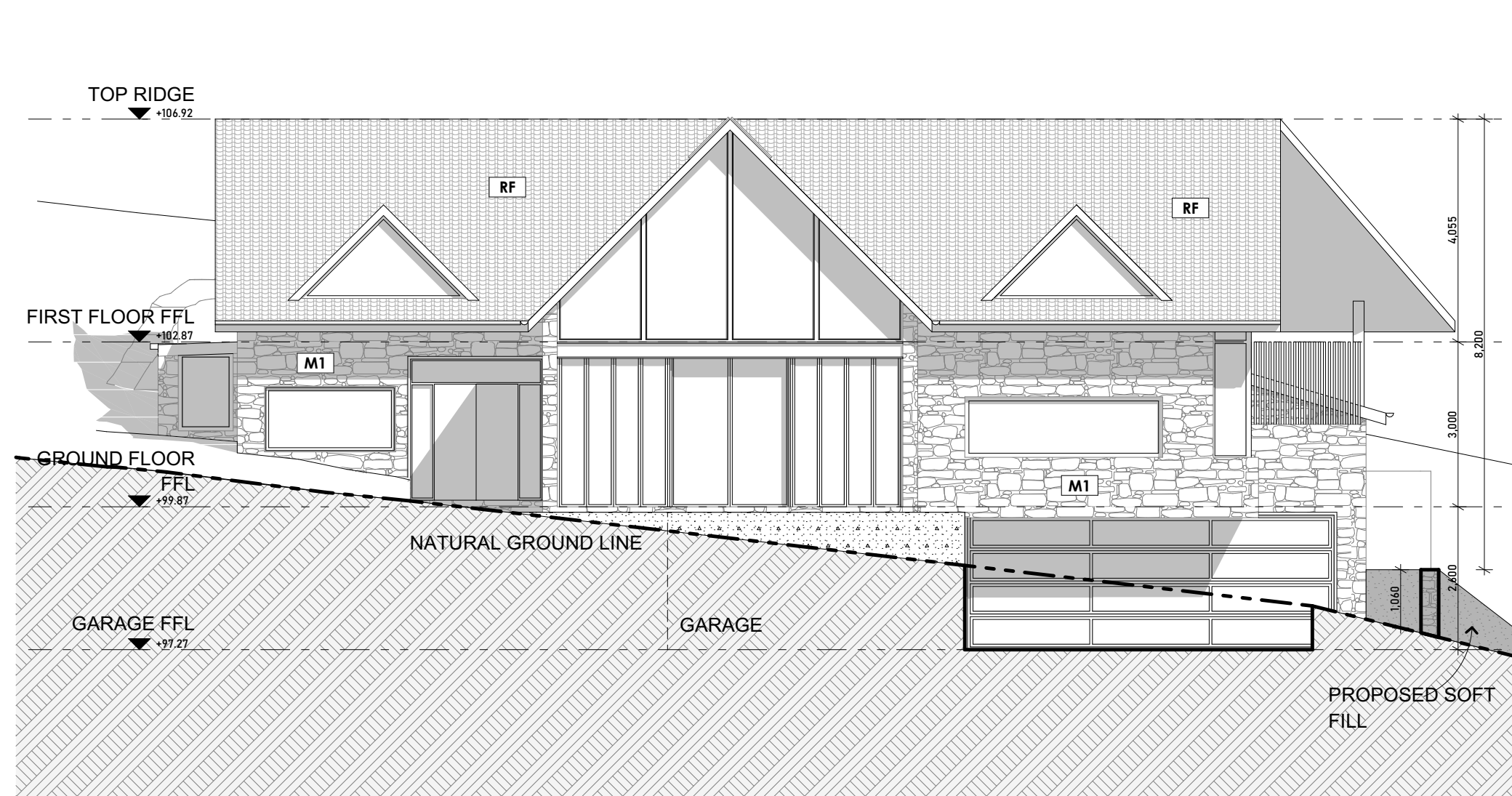


**PROPOSED NORTH ELEVATION - STREET FRONTAGE**

SCALE 1:100

**FINISHES SCHEDULE**

- RF - PROPOSED RED TERRACOTTA ROOF TILES
- M1 - PROPOSED MASONRY WALL - STONE FINISH
- M2 - PROPOSED CONCRETE WALL
- R1 - PROPOSED MASONRY RETAINING WALL - RECYCLED BRICK



**PROPOSED NORTH ELEVATION N1 - LEVEL INDICATION**

SCALE 1:100



**PROPOSED SOUTH ELEVATION**

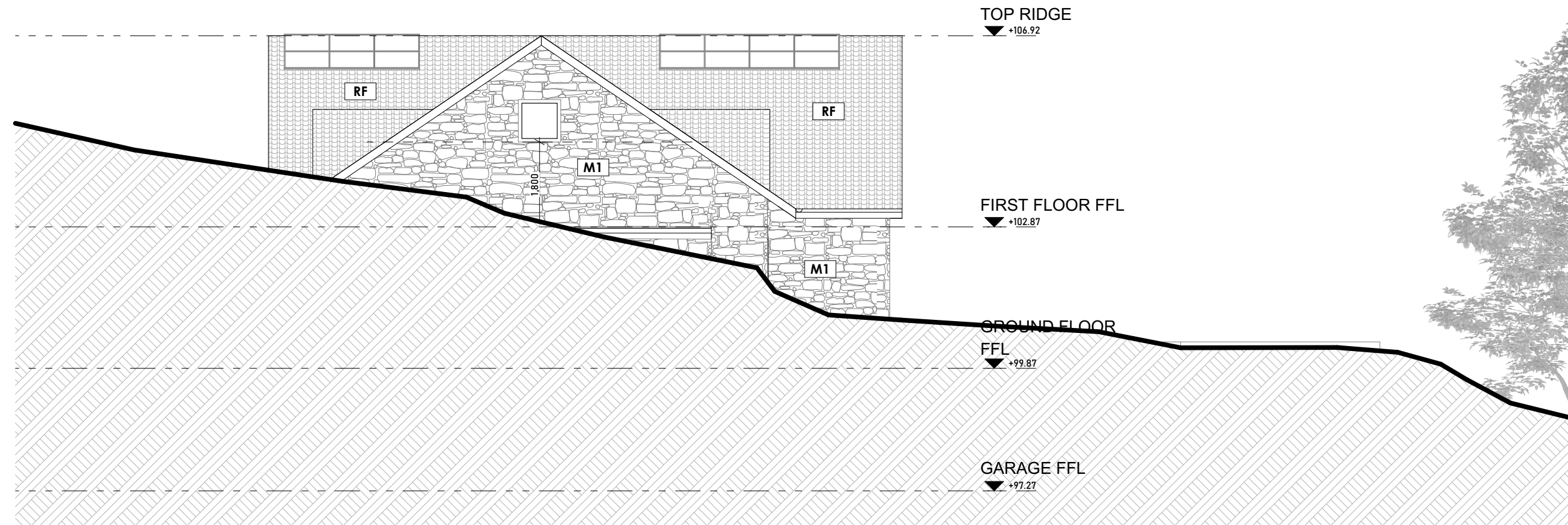
SCALE 1:100



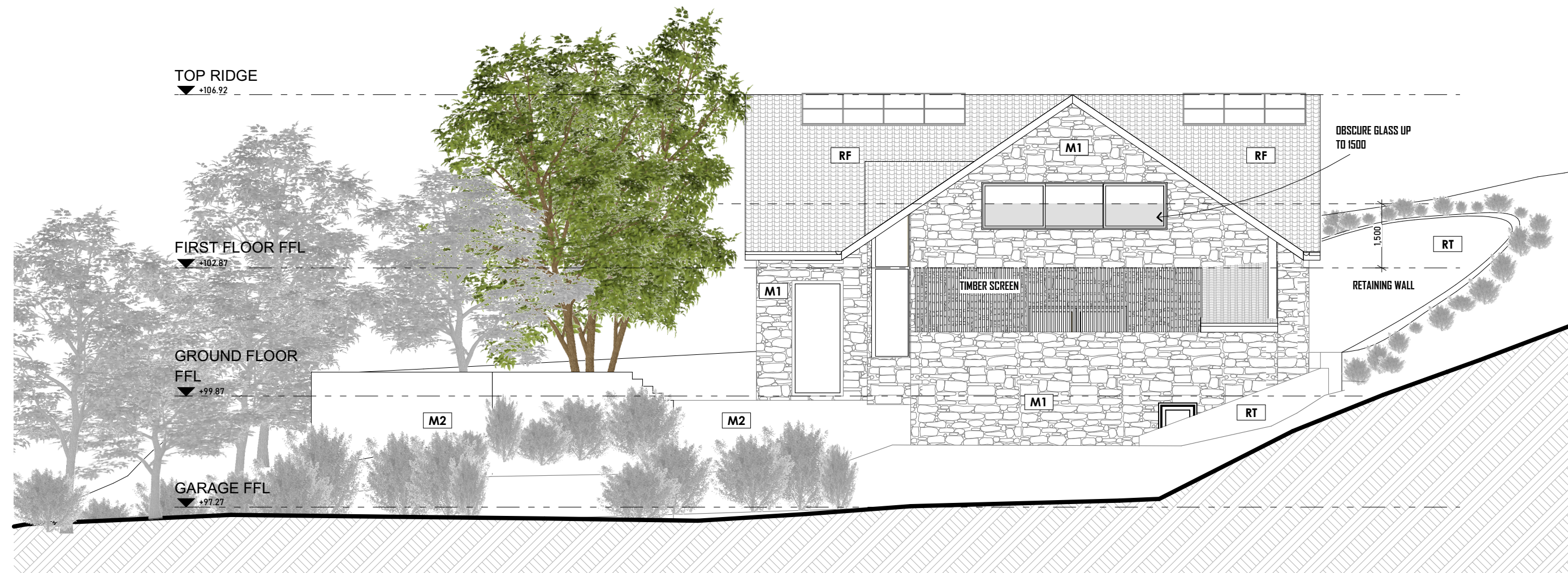


**FINISHES SCHEDULE**

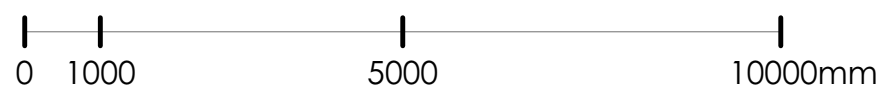
- RF** - PROPOSED RED TERRACOTTA ROOF TILES
- M1** - PROPOSED MASONRY WALL - STONE FINISH
- M2** - PROPOSED CONCRETE WALL
- R1** - PROPOSED MASONRY RETAINING WALL - RECYCLED BRICK

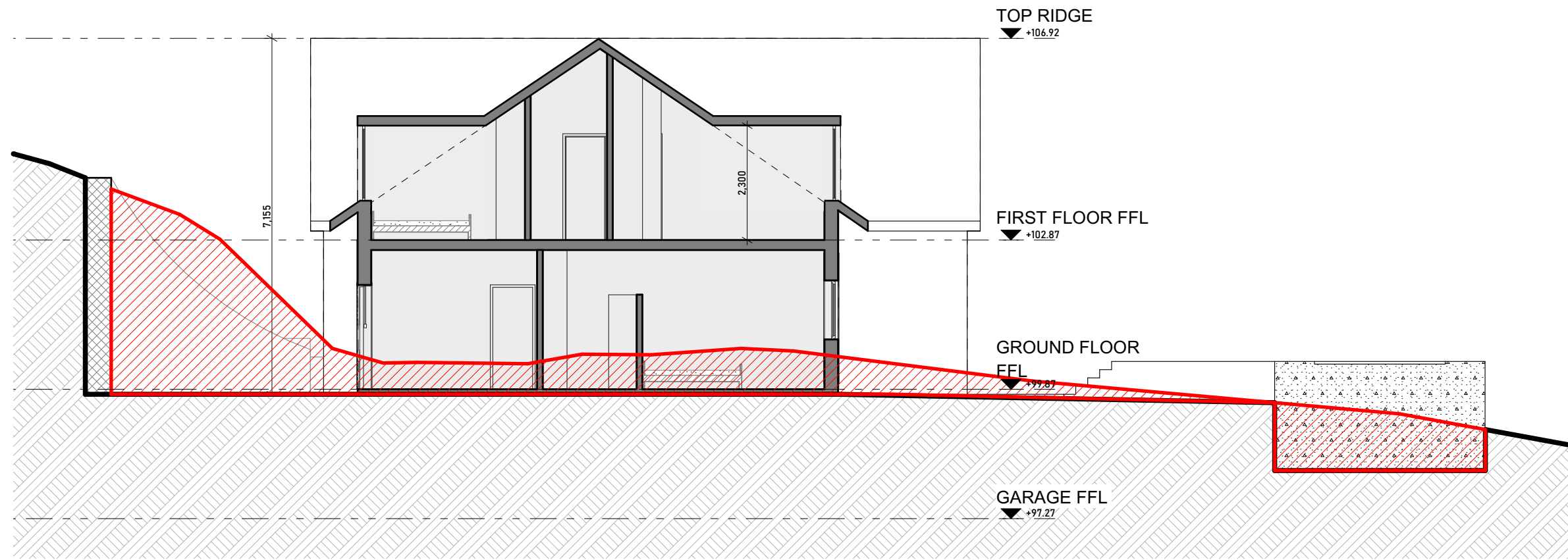


**EAST ELEVATION**  
SCALE 1:100



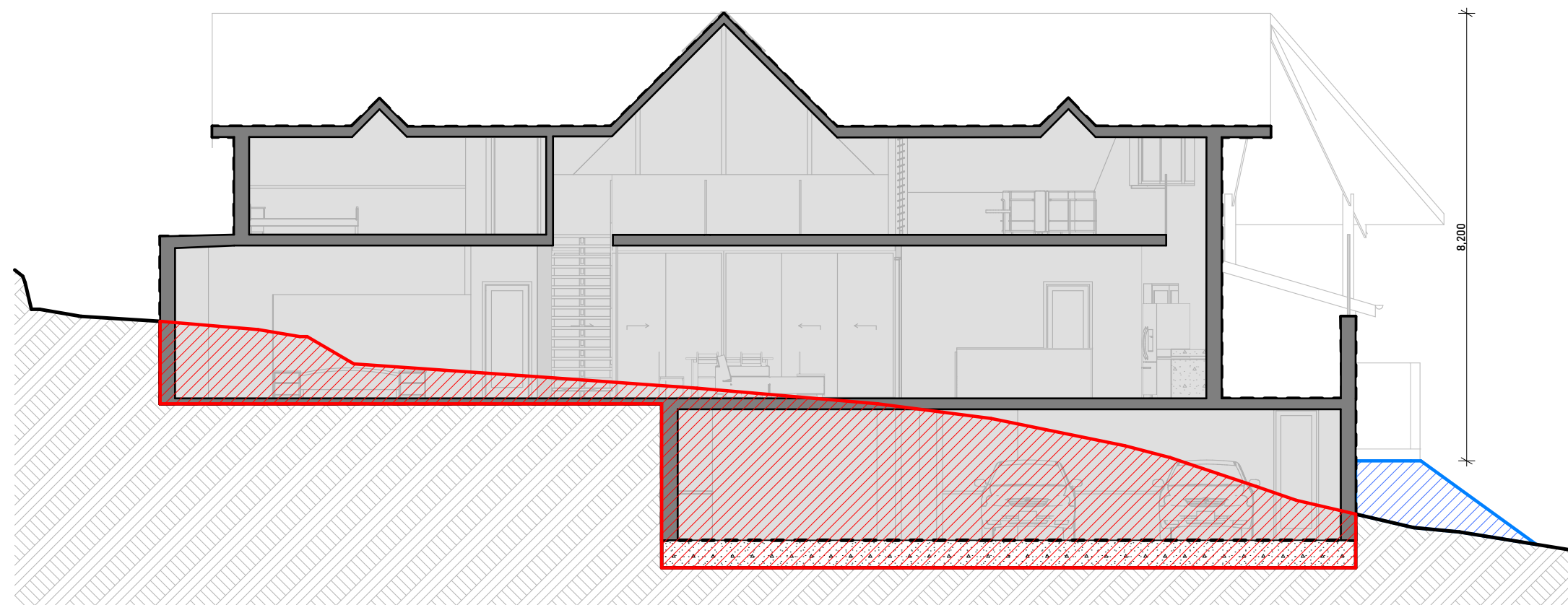
**WEST ELEVATION**  
SCALE 1:100





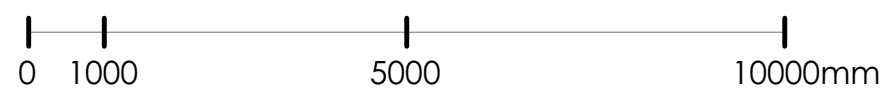
**PROPOSED EARTHWORK SECTION AA'**

SCALE 1:100



**PROPOSED EARTHWORK SECTION BB'**

SCALE 1:100



- CUT EARTH
- FILL EARTH

# Arboricultural Impact Assessment – 3 Spring Gully Road, Rostrevor



Ref: TAC0102\_3\_SprgVllyRd\_Rostrvr\_AIA

Date: 21<sup>st</sup> September 2023

Author: Peter Oates



## Executive Summary

The property owner engaged TreeSolve to assess 4 trees (Trees 1-4) in relation to the proposed development located at 3 Spring Gully Road, Rostrevor. The proposal includes the construction of one two storey dwelling, swimming pool and the associated infrastructure. This document provides the relevant arboricultural management and tree protection methods in accordance with *Planning, Development, and Infrastructure Act 2016 (PDI Act 2016)* and Australian Standards AS4970-2009 *Protection of trees on development sites (AS4970-2009)*.

Trees 1 and 2 are recognised as Significant Trees. Trees 3-4 are unregulated (<2m trunk circumference) as defined within the *PDI Act 2016*, despite their individual trunk circumference measurements. Trees 2-4 are assets of the Adelaide Hills Council and Tree 1 is a significant tree worthy of retention; therefore, all the trees warrant retention and consideration within the proposal.

Tree 1 has a calculated Tree Protection Zone (TPZ) encroachment of 48%, however non-destructive root investigation was undertaken on 18<sup>th</sup> September 2023, with minimal root activity occurring within the designated building envelope. The allotment also contains a vast proportion of stony compacted soil, root growth is not expected to be found in high density within regions of this nature as it is not conducive to root development. Roots are expected to be encountered with the adjacent allotment (eastern aspect) which consists of a large proportion of irrigate open soil, this area is both contiguous to the TPZ of Tree 1 and will provide surplus volumes of root development area to compensate for any root density (however minor) lost to the encroachment.

Trees 2 and 3 present TPZ encroachments of 10% and 11% respectively, as both trees are in good health and have vast areas for root development to occur that is contiguous to the TPZ, detrimental impacts from the proposal are highly unlikely to occur.

Finally, Tree 4 has no encroachment identified within its TPZ, its currently located near the existing driveway, the principal tree protection methods defined with AS4970-2009 will suffice in ensuring its condition is maintained during and post development.

The management recommendations within this document ensure the sustainability of Trees 1-4 and conforms with AS4970-2009. Thank you for engaging us to provide this information. If you require further clarification, please do not hesitate to contact us.

Yours sincerely,



**Peter Oates**  
**Senior Consulting Arborist**  
**Certified ISA Tree Risk Assessor (TRAQ)**  
**Certified Valid Tree Risk Assessor (VALID)**  
**Diploma of Arboriculture**  
**Graduate Certificate in Arboriculture**



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## Brief

The property owner engaged TreeSolve to undertake an Arboricultural Impact Assessment on four trees within the identified survey area. The survey area is located within the allotment at 3 Spring Gully Road, Rostrevor. A visual tree assessment was conducted on 16<sup>th</sup> August 2023. In accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* the assessment will determine the following: -

- A visual tree assessment of the subject trees including Useful Life Expectancy and overall condition.
- Legislative status of the subject trees as defined within the *Planning, Development, and Infrastructure Act 2016*.
- The long-term effect of the redevelopment in relation to the overall condition of the subject trees and if the trees will remain viable post development.
- Identify and define the Tree Protection Zones (TPZs) and Structural Root Zones (SRZs) for the trees identified for retention.
- Recommend any relevant treatments to be used within the TPZs and SRZs that will assist in the successful retention of the subject trees.
- Recommend any relevant arboricultural management options (above and below ground) for the subject trees in accordance with Australian Standard AS4373-2007 *Pruning of amenity trees*.

**This assessment has captured the following information in relation to the site: -**

- Existing structures adjacent to or within the allotment.
- Recent or active soil disturbances or grade changes.
- Existing topography.
- Recent changes to wind dynamics and/or increase or decrease to exposure.
- Recent changes to light availability.
- Evidence of abiotic and/or biotic disorders or issues within the site.

## Document Submission

1. Request for Information - Application 22042859 - Planning Consent \_1\_
2. kp - LOT10 3 SPRING VALLEY RD ROSTREVOR A3 Portrait (1)
3. 3 Spring Gully Rd Rostrevor - 18.08.2023
4. 3 Spring Gully Rd Rostrevor - TPZs



## Site Observations

The subject trees are located within the allotment at 3 Spring Gully Road, Rostrevor. Tree 1 is located on the eastern boundary of the allotment. Trees 2-4 are located within a large, grassed bank, which forms the council verge adjacent to Spring Gully Road. The allotment has been subdivided to accommodate the proposal. Previously there was a large shed within the confines of the subject land, this has been cleared alongside any previous vegetation. On the southern and eastern boundary is a large sandstone rockface, the soil within the subject land is therefore likely to be shallow, rocky and have high compaction ratings. It is highly unlikely that any roots were disturbed during the clearing of the allotment given the compacted, rocky profile of the existing soil type. (Figure 1).



Figure 1 – Survey Area

## Tree Observations

Visual Tree Assessment Profile – Tree 1			
Species	<i>Eucalyptus microcarpa</i> – Grey Box	Assessment Date	16/08/2023
Height	15-20 metres		
Spread	15-20 metres		
Age	Mature		
Useful Life Expectancy	15-30 years		
Health	Good		
Structure	Fair		
Form	Fair		
Legislative Status	Significant Tree		
Circumference	>3 metres (combined)		
Encroachment %	48%	DRB: 1.01 metres	SRZ: 3.31 metres
Recommended Arboricultural Management	No Work Required		
Development Impact	Low		
Recommended Tree Protection Measures	Apply Tree Protection Zone/Tree Friendly Construction Methods		

### Development Impact: Low

Despite the high level of Tree Protection Zone Encroachment, root activity within the identified building envelope is low. Tree friendly construction methodologies such as pier and beam footing have been recommended. The combination of sensitive construction methods and minimal root activity minimises the potential for development impacts to occur. There is also a vast proportion of open soil to the north of the tree, which is contiguous to the TPZ, this area will compensate for any root density lost to the encroachment.





Visual Tree Assessment Profile – Tree 2			
Species	<i>Eucalyptus cladocalyx</i> – Sugar Gum	Assessment Date	16/08/2023
Height	15-20 metres		
Spread	15-20 metres		
Age	Mature		
Useful Life Expectancy	>30 years		
Health	Good		
Structure	Good		
Form	Good		
Legislative Status	Significant Tree/ Council Asset		
Circumference	>3 metres		
Encroachment %	10%	DRB: 1.08 metres	SRZ: 3.39 metres
Recommended Arboricultural Management	No Work Required		
Development Impact	Low		
Recommended Tree Protection Measures	Apply Tree Protection Zone		

**Development Impact: Low**

As the encroachment within the Tree Protection Zone is 10% impacts to tree function from the proposal will be minimal, there is also contiguous area for root development to occur within the adjacent allotment.




Visual Tree Assessment Profile – Tree 3			
Species	<i>Eucalyptus leucoxylon</i> – SA Blue Gum	Assessment Date	4/07/2023
Height	5-10 metres		
Spread	5-10 metres		
Age	Semi-mature		
Useful Life Expectancy	>30 years		
Health	Good		
Structure	Good		
Form	Good		
Legislative Status	Unregulated Tree/ Council Asset		
Circumference	<2 metres	DBH: 0.49 metres	TPZ: 5,88 metres
Encroachment %	11%	DRB: 0.56 metres	SRZ: 2.25 metres
Recommended Arboricultural Management	No Work Required		
Development Impact	Low		
Recommended Tree Protection Measures	Apply Tree Protection Zone		

**Development Impact: Low**

As the encroachment within the Tree Protection Zone is 11% impacts to tree function from the proposal will be minimal, there is also contiguous area for root development to occur within the adjacent allotment.





Visual Tree Assessment Profile – Tree 4			
Species	<i>Eucalyptus camaldulensis</i> – River Red Gum	Assessment Date	4/07/2023
Height	<5 metres		
Spread	<5 metres		
Age	Young		
Useful Life Expectancy	>30 years		
Health	Good		
Structure	Good		
Form	Good		
Legislative Status	Unregulated Tree/ Council Asset		
Circumference	<2 metres	DBH: 0.09 metres	TPZ: 2.00 metres
Encroachment %	0%	DRB: 0.10 metres	SRZ: 1.50 metres
Recommended Arboricultural Management	No Work Required		
Development Impact	Nil		
Recommended Tree Protection Measures	Apply Tree Protection Zone		

**Development Impact: Nil**

There is no encroachment identified within the Tree Protection Zone of the tree, therefore the principal tree protection methodologies defined within AS4970-2009 will mitigate any potential impacts from the proposal.



## Visual Tree Assessment Methodology

Visual Tree Assessments (VTA) conducted by TreeSolve utilise a rating system to award any given tree it's appropriate rating. VTAs are based following defined criteria. Specifically, a VTA must: -

- Locate and identify the trees to be assessed.
- Review existing site conditions and note any factors which may affect tree viability and or stability.
- Inspect the trees visually.
- Inspect the trees structure via the use of a probe, trowel and/or sounding hammer where applicable.
- Inspect the trees health either macroscopically or with binoculars where applicable.
- Record any matters of concern and/or interest specifically in relation to tree condition and recommend any remedial treatments and/or advance assessment if applicable.

Below are the primary attributes recorded during each VTA and the tabulated data represents how each individual tree is awarded its individual attribute rating.

### Health

Rating	Criteria Required
<b>Good</b>	Foliage density, colour and size normal. Terminal dieback less than 5% of entire crown, almost no epicormic growth observed less than 5% of the entire crown. Tree should be actively growing, good internodal growth and/or flowering period evident. No evidence of pest and/or disease.
<b>Fair</b>	Foliage density, and size to be reduced, minor chlorotic foliage expected. Terminal dieback less than 40% of entire crown, moderate volume of epicormic growth ~40% of entire crown. Tree growth may appear slightly stunted and/or disrupted. Moderate evidence of pest or/and disease. Moderate chance of recovery utilising reasonable methods.
<b>Poor</b>	Foliage density and size to be substantially reduced, substantial chlorotic and/or necrotic foliage evident. Terminal dieback greater than 40% of entire crown, substantial volume of epicormic growth greater than 40% of entire crown. Tree growth may appear stunted, malformed, disrupted and/or non-existent. Substantial evidence of pest or/and disease. Highly unlikely for a tree to recover fully using reasonable methods, minor recovery may occur but will never return to optimal growth functionality.
<b>Dead</b>	Cellular division has ceased to occur, tree is not functioning, and all physiological process have stopped with no chance of recovery.



## Structure

Rating	Criteria Required
Good	Root plate intact and with no signs of instability. Buttress formation evident and trunk taper normal. No unstable unions and/or history of branch failure. All unions well-formed and open, no evidence of decay, previous topping, lopping or pollarding. Minimal overextension of the mid-upper crown and overall branch architecture well balanced. Improbable likelihood of failure within a 5-year timeframe.
Fair	Root plate intact and with minor signs of instability. Buttress formation evident, however not notable and trunk taper normal - abnormal. Stable included bark union/s and/or moderate history of branch/stem failure. Unions sub-optimal, minor-moderate evidence of decay, previous topping, lopping, or pollarding. Moderate overextension of the mid-upper crown and overall branch architecture sub-optimal. Possible likelihood of failure within a 5-year timeframe.
Poor	Root plate disturbed and with major signs of instability. Buttress formation not apparent, and trunk taper abnormal. Unstable included bark union/s and/or significant history of branch/stem failure. Unions acute, substantial evidence of decay, previous topping, lopping, or pollarding. Substantial overextension of the mid-upper crown and overall branch architecture a-typical and/or substantially exposed. Probable likelihood of failure within a 5-year timeframe.
Failed	Primary/secondary structure has either partially or totally failed and/or collapsed and/or separated. Imminent likelihood of failure within a 5-year timeframe.

## Useful Life Expectancy

Rating	Criteria Required	
	Health	Structure
>30 years	Good	Good
15-30 years	Good	Fair
15-30 years	Fair	Good
10-15 years	Fair	Fair
**<10 or <5 years	Poor	Fair or Good
**<10 or <5 years	Fair or Good	Poor
<5 years	Poor	Poor
*0 years	Dead	Failed

\*If a tree achieves either a Dead or Failed rating then regardless of its remaining attributes its ULE will be 0 years unless extenuating circumstances deem it otherwise.

\*\*Species dependant: certain species will have a shorter ULE if the structure or health is poor, in this case <5 years ULE may be applied





## Form

Rating	Criteria Required
<b>Good</b>	High aesthetic value which is consistent with the species at maturity and/or a striking example of the species. No evidence of phototropism and/gravitropism. No bias or history of major pruning events or history of branch/stem failure or health decline which would detract from the overall aesthetic value.
<b>Fair</b>	Moderate aesthetic value which is moderately consistent with the species at maturity and/or a normal example of the species. Minor evidence of phototropism and/gravitropism. Minor bias or history of major pruning events or history of branch/stem failure or health decline which would detract from the overall aesthetics.
<b>Poor</b>	Low aesthetic value which is not consistent with the species at maturity and/or is not an aesthetical example of the species. No evidence of phototropism and/gravitropism. Major bias or history of major pruning events or history of substantial branch/stem failure which would detract from the overall aesthetics.
<b>Atypical</b>	Minimal aesthetic value or is a starkly different to a typical example of the species at maturity. This will often include trees which have extraordinary levels of phototropism and/gravitropism. Multiple examples of substantial pruning events or history of branch/stem failure which would detract from the overall aesthetics.

## Age

Rating*	Criteria Required
<b>Juvenile</b>	Tree is less than 5 years old, often still staked/supported, and watered. Growth and response to change will be rapid, however very susceptible to abiotic and biotic factors.
<b>Young</b>	Tree is between 5-10 years old, should not be staked, but will often still be vulnerable to abiotic/biotic factors. Growth and response to change should still be highly adaptable and quick providing the growing conditions are suitable
<b>Semi-mature</b>	Tree is between 10-30 years old, will be established within its growing environment and will have gained reasonable trunk diameter and crown spread. Should not be susceptible to as many abiotic and/or biotic factors. Growth and response to change should be good-moderate.
<b>Mature</b>	Tree is between 30-80 years old, completely established, growth will be moderate and response to change will be slow-moderate dependent on species and tree condition.
<b>Over-mature</b>	Trees is between 80-150 years old, will either begin or actively senescing. Branch failure may occur as retrenchment begins and the trees growth shifts to a static trait as opposed to a dynamic characteristic. Responses to change/growth slow, high levels of stress and/or change within its environment can be fatal.
<b>Veteran</b>	Tree is greater than 150 years old, has completed its retrenchment and overmature stage and is now concentrating its resource production into survival, structural adaptation, active growth has not ceased, however has drastically reduced. Stress and/or injury is highly likely to be fatal at this age range.
<b>Dead</b>	Cellular division has ceased to occur, tree is not functioning, and all physiological process have stopped with no chance of recovery

\*The age ranges within each age class are highly dependent on tree species and condition, and this will factor into the tree's overall performance and growth, these criteria are a guide to estimating the age of a tree.



## Development Impact Ratings

The Arboricultural Impact Assessment conducted by TreeSolve assesses trees based on their condition and the level and location of both proposed and existing Tree Protection Zone encroachment. In addition, all the trees are assessed in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009). In addition to the criteria specified for assessment within AS4970-2009, TreeSolve will also apply Development Impact Ratings based on the following the tabulated data which represents how each individual tree is awarded its development impact rating.

### Development Impact Ratings

Rating	Criteria Required
<b>Nil</b>	Trees in this category have no encroachment identified within their Tree Protection Zone, therefore the principal tree protection methodologies defined within AS4970-2009 will mitigate any potential impacts from the proposal. No change to tree growth and function is expected from the proposal.
<b>Low</b>	Trees in this category have ~<10% Tree Protection Zone encroachment there is also contiguous area for root development to occur which is adjacent to the TPZ and overall impacts to tree condition will be minimal. Mitigation to remediate the condition of a tree in this category should not be required. Potential impacts to tree growth and function will be minor, however are unlikely to occur.
<b>Moderate</b>	Trees in this category have ~>10% Tree Protection Zone encroachment or have an encroachment within their Structural Root Zone. Project arborist supervision during construction and preconstruction exploratory investigative work may be required where the impact has achieved this rating. Post construction there may be remedial treatments required such as soil amelioration and/or soil drenching. This will aid in tree stabilisation and boost root growth post root disturbance. Minor to Moderate Impacts to tree condition may occur however should not have extended deleterious effects.
<b>High</b>	Trees in this category have a high level of encroachment (~10-60%) and are unlikely to remain sustainable. Design change is recommended to be explored for trees that warrant retention. Tree removal is acceptable where design change has proven to be ineffective and if the tree does not present attributes worthy of retention.
<b>Substantial</b>	Trees in this category are in direct conflict with the proposal (~100% Tree Protection Zone encroachment). The design will not be achievable with the trees in situ. Design change must be explored for trees that warrant retention. Tree removal is acceptable where design change has proven to be ineffective and/or where the proposal intersects low value trees that are easily replaced.



## Legislative Assessment

As Trees 1 and 2 achieved a trunk circumference measurement greater than three metres when measured at one metre above ground level it must therefore be assessed against the *Planning, Development, and Infrastructure Act 2016 (PDI Act 2016)*.

**DO 1. The conservation of significant trees that provide aesthetic and environmental benefits and to mitigate tree loss.**

Trees 1 and 2 provide substantial aesthetic, character and environmental benefits to the site.

### Performance Outcomes (PO) – Tree Retention and Health

**PO 1.2 Significant trees are retained where they [achieve any of the following attributes]:**

**a) The trees make an important contribution to the character and amenity of the local area.**

Trees 1 and 2 provide a substantial contribution to the amenity of the area and are consistent with the character of the area.

**b) The trees are not indigenous to the local area nor are they listed as rare under the *National Parks and Wildlife Act 1972*.**

Trees 1 and 2 are not indigenous to the local area nor are they listed as rare under the *National Parks and Wildlife Act 1972*.

**c) The trees represent important habitat for native fauna.**

Trees 1 and 2 offer important habitat value for native fauna. As large mature specimens located within an urban setting, they offer a refuge for local fauna and provide a large green space within the built form of the surrounding area.

**d) The trees are part of a wildlife corridor but not a remnant area of native vegetation.**

Trees 1 and 2 form a wildlife corridor with the adjacent row of large trees that are part of the neighbouring allotments, however it is not a remnant area of vegetation.

**e) The trees are important to the maintenance of biodiversity within the local environment.**

Trees 1 and 2 support and maintain the biodiversity of the local area, as native specimens they provide considerable value to the biodiversity of the local area.

**f) The trees do not form a notable visual element within the local area.**

Trees 1 and 2 whilst large trees, are conspicuous from several aspects, therefore they are not considered to be notable visual elements within the local area.

**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.**

Trees 1 and 2 have not surpassed their ULE nor are they diseased.

**(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like.**

Trees 1 and 2 do not present an elevated level of risk.

**(iii) rectify or prevent extensive damage to a building of value as comprising any of the following:**

**A. a Local Heritage Place**



N/A

**B. a State Heritage Place**

N/A

**C. a substantial building of value**

N/A

**and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity.**

Principal tree protection methodologies and tree-friendly construction techniques have been implemented to prevent tree-damaging occurring to Trees 1 and 2 as a result of the proposal.

**(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire.**

Trees 1 and 2 are not within a high bushfire area.

**(v) treat disease or otherwise in the general interests of the health of the trees**

**and / or**

The proposal should not alter the health of Trees 1 and 2 providing the guidelines found within AS4970-2009 and this document are followed.

**(vi) maintain the aesthetic appearance and structural integrity of the trees.**

The integrity and aesthetic appearance of Trees 1 and 2 will not be altered as a result of this proposal.

**in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.**

Principal tree protection methodologies and tree-friendly construction techniques have been implemented to prevent tree-damaging occurring to Trees 1 and 2 as a result of the proposal.

**PO 1.4 A tree-damaging activity in connection with other development satisfies 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.**

The proposal has considered the retention of Trees 1 and 2. Principal tree protection methodologies and tree-friendly construction techniques have been implemented to prevent tree-damaging activity occurring to ensure that no change to tree condition occurs as a result of this proposal.

**(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.**

Principal tree protection methodologies and tree-friendly construction techniques have been implemented to prevent tree-damaging activity occurring to ensure that no change to tree condition occurs as a result of this proposal.



## Arboricultural Impact Assessment

TreeSolve have assessed the potential impacts from the proposal to four trees (Trees 1-4) located within and adjacent to the allotment at 3 Spring Gully Road, Rostrevor. In accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009) the following has been identified:

### Encroachment

The Tree Protection Zone (TPZ) radius of Tree 1 has been calculated at 10.80m whilst the TPZ area is 366.40m<sup>2</sup>. The total TPZ encroachment has been calculated at **48%**, this is classified as a major encroachment as per AS4970-2009. This area however is comprised predominantly of compacted rocky soil, this growing medium is not conducive to root growth, therefore the loss of this area to the proposal is unlikely to result in a stark change in overall condition or viability. Trees 2 and 3 presented a 10% and 11% TPZ encroachment, as both trees have a TPZ area greater than 400m<sup>2</sup> and 100m and the encroachment within each is only a minor fraction of that area, detrimental impacts to either tree as a result of the proposal are highly unlikely to occur. Tree 4 displays no levels of TPZ encroachment and therefore its condition is not expected to change as a result of this proposal. Regardless of their individual encroachment percentage, Trees 1-4 display high levels of vitality and good health overall, indicating they can respond to the environmental stimuli commonly associated with development.

The table below presents an overview of the encroachment percentages:

Tree 1: <i>Eucalyptus microcarpa</i>	Tree 2: <i>Eucalyptus cladocalyx</i>	Tree 3: <i>Eucalyptus leucoxylon</i>	Tree 3: <i>Eucalyptus camaldulensis</i>
TPZ Radius: <b>10.80m</b> TPZ Area: <b>366.40m<sup>2</sup></b> TPZ Encroachment Area = <b>177.68m<sup>2</sup></b> TPZ Encroachment % = <b>48%</b> SRZ Encroachment: <b>No</b> Encroachment Class: <b>Major</b> Development Impact: <b>Low</b>	TPZ Radius: <b>11.52m</b> TPZ Area: <b>416.92m<sup>2</sup></b> TPZ Encroachment Area = <b>42.74m<sup>2</sup></b> TPZ Encroachment % = <b>10%</b> SRZ Encroachment: <b>No</b> Encroachment Class: <b>Major</b> Development Impact: <b>Low</b>	TPZ Radius: <b>5.88m</b> TPZ Area: <b>108.62m<sup>2</sup></b> TPZ Encroachment Area = <b>12.05m<sup>2</sup></b> TPZ Encroachment % = <b>11%</b> SRZ Encroachment: <b>No</b> Encroachment Class: <b>Major</b> Development Impact: <b>Low</b>	TPZ Radius: <b>2m</b> TPZ Area: <b>12.15m<sup>2</sup></b> TPZ Encroachment Area = <b>0m<sup>2</sup></b> TPZ Encroachment % = <b>0%</b> SRZ Encroachment: <b>No</b> Encroachment Class: <b>Nil</b> Development Impact: <b>Low</b>

### Location and distribution of the roots

Non-destructive root investigation has been undertaken within the TPZ of Tree 1 under the direct supervision of the project arborist on 18<sup>th</sup> September 2023. The exploratory trench was located within the proposed siting of the dwelling as this has the highest potential to cause root disturbance. Two roots were discovered with diameters of ~2.5cm, these are lateral feeder roots which are primarily responsible for the uptake of nutrients. Aside from those roots, very minor root activity (<1cm diameter) was present within the inspection trench. The trench was 5 metres





in length in total, 8cm width and between 45-55cm deep (Figure 2). Below 55cm was a large rock shelf, this prevented any further trenching in a vertical orientation. As most of the allotment consists of compacted rocky soil and there is large sandstone rockface which creates a perimeter to the south and southeastern corner of the allotment, root growth within the designated building envelope is limited. It is highly likely that most of the root density of Tree 1 is in the adjacent allotment containing a large irrigated open soil area to the east. As a result of the non-destructive root investigation, it is apparent, that TPZ encroachment within this section of the TPZ will not have detrimental consequences to the sustainability of Tree 1 given the minimal root activity encountered.



Figure 2: Inspection trench. Red arrow - small diameter lateral feeder root ~2.5cm

#### **The potential loss of root mass resulting from the encroachment**

There is contiguous area for root development to occur within the TPZ of all trees that have been identified with a major encroachment. Therefore, any loss of root development to the proposal can be compensated for elsewhere and therefore substantial impacts to tree sustainability from the proposal should not occur.

#### **The potential loss of root mass resulting from the encroachment**

There is substantial contiguous area for root development to occur within the neighbouring allotments to the east of the TPZ of Tree 1 and to the south-east of Tree 3. Therefore, any loss of root development to the proposal can be compensated for within this zone and therefore substantial impacts to tree sustainability from the proposal should not occur.

#### **Soil characteristics and volume, topography and drainage**

The soil characteristics of this site are shallow soil on rock. This is typical of the foothills of north-eastern Adelaide. This soil type does not provide optimal growing conditions, therefore as discovered during the exploratory investigation, root density within the TPZ of Tree 1 is not substantial within the designated building envelope. The topography of the site presents a downward slope with a western aspect. The combination of the downward slope and the poor soils within the designated building envelope indicate that the viability of Tree 1 will not be detrimentally impacted from the proposal as there are low levels of root activity within this area.

#### **Design factors**

Tree friendly construction methodologies have been implemented within the trees located throughout the survey area, specifically a pier and beam footing has been proposed for the dwelling. This type of footing will allow for gaseous exchange to continue to occur and therefore

water and oxygen/carbon dioxide can enter/leave the root zone as required. The prevention of gaseous exchange can often initiate root decline and subsequently root death, this also impacts the trees respiration and transpiration and is a common issue associated with sealed surfacing within a trees rootzone. As pier and beam allows for water infiltration and microbial exchange, long term root decline is highly unlikely to occur as result of the proposal

Given the above factors, it is highly unlikely that Trees 1-4 will be negatively impacted from the proposal, providing the guidelines of AS4970-2009 and recommendations within this document are adhered to.



## Recommendations

The following recommendations will facilitate the construction of the proposal whilst ensuring the condition and sustainability of Trees 1-4 are maintained.

### 1.1 Pre-Development

1. A Project Arborist should be appointed to consult any required arboricultural advice in relation to the protection of the Trees 1-4 and to implement any required treatments or actions throughout the development process. Any change in plans or construction methodologies or matters relating to the Tree Protection Zones (TPZs) must be sanctioned by the Project Arborist.
2. A TPZ fence should be constructed within the TPZ of Trees 1-4. Should the fence be removed, the Project Arborist must be notified, and a replacement fence must be installed. This must be a minimum of 1.8m in height as defined within Australian Standard AS4970-2009 *Protection of trees on development sites*. Additional mulch should be applied within this zone (70-100mm depth), this will maintain soil temperature and increase soil moisture retention.

### 1.2 During Development

1. Nothing is to be attached to the trees, including temporary service wires, nails, screws, signs, or any other fixing device.
2. The cordoned off areas of the TPZs should have mulch installed and additional water applied during the development phase.
3. The Project Arborist should inspect the construction at key intervals (such as footing preparation) to ensure that the recommendations within this document are followed and to provide Certificates of Compliance if necessary.
4. No services are to be installed within the Structural Root Zones of Trees 1-4.
5. No services are to be installed within the Tree Protection Zones of Trees 1-4 without the consent of the Project Arborist. This is likely to require the use of non-destructive techniques and the supervision of the Project Arborist should any services require installation within these zones.

### 1.3 Post Development

1. The subject trees should be assessed within 36-48 months to identify if any remedial treatments are required.

Thank you for you engaging us to provide this information. If you require further clarification, please do not hesitate to contact us.

Yours sincerely,



**Peter Oates**  
**Senior Consulting Arborist**  
**Certified ISA Tree Risk Assessor (TRAQ)**  
**Certified Valid Tree Risk Assessor (VALID)**  
**Diploma of Arboriculture**  
**Graduate Certificate in Arboriculture**





## References

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- Dunster, J. (2017). *Tree Risk Assessment Manual* (2<sup>nd</sup> ed). International Society of Arboriculture, Illinois, USA.
- Hirons, A & Thomas, P. (2018). *Applied Tree Biology*. John Wiley & Sons Ltd, UK
- Nicolle, D. (2016). *Taller Eucalypts for Planting in Australia*. Lane Print & Post, Adelaide.
- South Australian Government. *Planning and Design Code 2017*.
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## Glossary

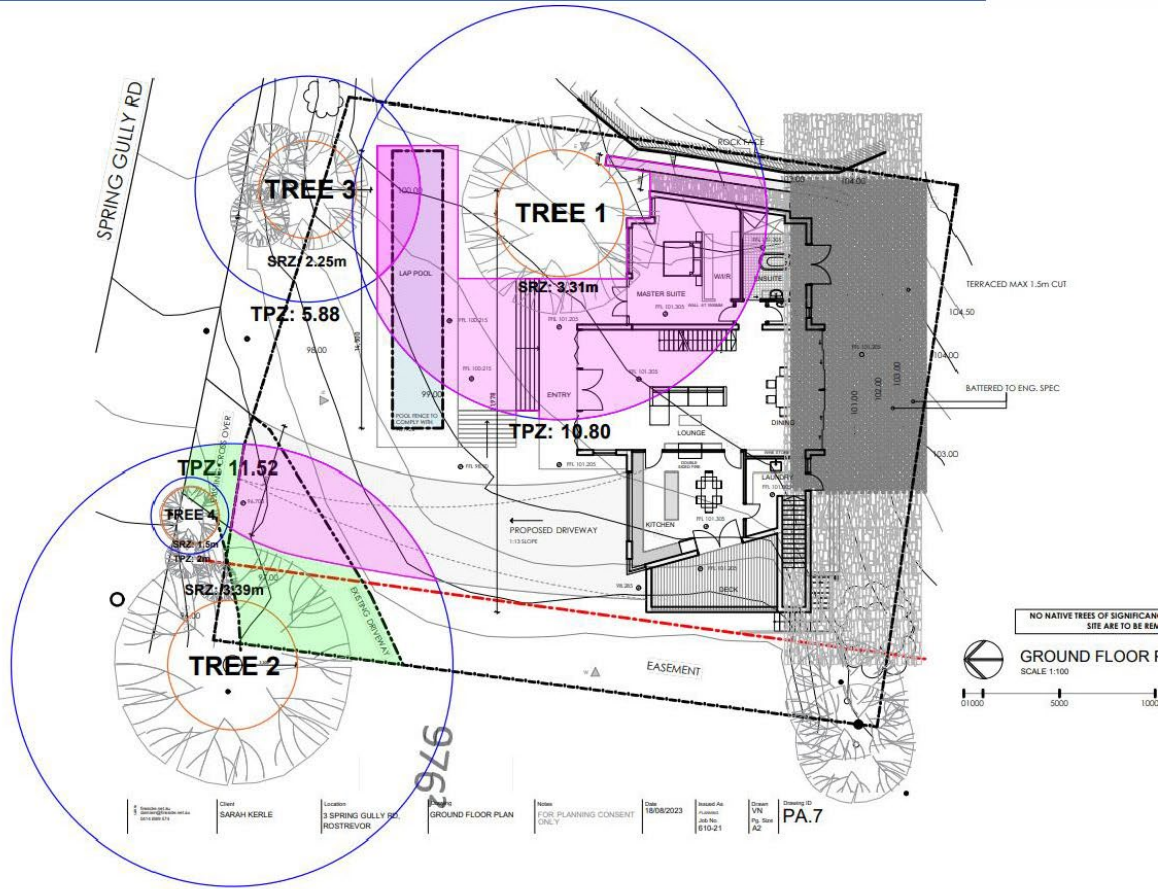
- Abiotic:** a tree disorder which is caused by a non-living and/or non-infectious factor.
- Biotic:** a tree disorder which is caused by a living and/or living organism.
- Health:** a visual representation of how the tree is performing in its environment, largely derived from foliage colour, density and size.
- Photosynthesis:** The process where light energy is used to form glucose from water and carbon dioxide
- Phototropism:** A directional growth movement towards light
- Saprophytic colonisation:** Organisms which colonise fractured tissues, as a result they act as natural antagonists to other harmful pathogens.
- Respiration:** The process where carbohydrates are converted into energy by using oxygen.
- Structure:** visual assessment of the tree's structural attributes, derived from the tree's union, branch and trunk formation, tree stability and historic branch failure.
- Transpiration:** The process where water vapour is lost through the stomata within the leaves.
- Useful Life Expectancy:** expected number of years that the subject tree will remain alive (cell division occurs) and is considered to provide aesthetic and/or environmental benefit, this rating is derived from the structural and health ratings which the tree is awarded.
- Vigour:** the inherent genetic capacity of a tree to grow and perform vital physiological processes, a static characteristic.
- Vitality:** the ability the tree must respond to stimulus within its environment, can differ significantly as this is a dynamic characteristic.



# Appendix 1 - Mapping



**Proposed Development at 3 Spring Gully Rd, Rostrevor**



TREE 1		
TPZ:	10.80m	366.40m <sup>2</sup>
SRZ:	3.31m	
New Encroachment:	48%	177.68m <sup>2</sup>
SRZ Encroachment:	NO	
TREE 2		
TPZ:	11.52m	416.92m <sup>2</sup>
SRZ:	3.39m	
New Encroachment:	10%	42.74m <sup>2</sup>
Existing Encroachment:	12%	48.70m <sup>2</sup>
SRZ Encroachment:	NO	
TREE 3		
TPZ:	5.88m	108.62m <sup>2</sup>
SRZ:	2.25m	
New Encroachment:	11%	12.05m <sup>2</sup>
SRZ Encroachment:	NO	



## Appendix 2 – Tree Protection Plan



## Executive Summary

TreeSolve has assessed four trees (Trees 1-4) in relation to the proposed development located at 3 Spring Gully Road, Rostrevor. The proposal includes the construction of one two-storey dwelling, swimming pool and associated infrastructure.

In accordance with Australian Standard AS4970-2009 *Protection of trees on development sites*. The following Tree Protection Plan (TPP) provides guidance and examples of the principal tree protection methodologies and any other relevant tree-friendly construction methodologies available to offer the trees located within the allotment. This document is to be read in conjunction with the Arboricultural Impact Assessment (TAC0102\_3\_SprgVllyRd\_Rostrvr\_AIA) and the recommendations within that document must be adhered to.

The key objective of this document is to implement tree protection measures, identify key processes, allocate responsibilities and set timeframes to achieve these goals. This document must be made available to the construction manager and all contractors who participate in the development of the project. The success of the project's completion with minimal impacts to the trees located there relies on the workers recognition of the impact to tree health that can occur on developments projects such as these.

Thank you for you engaging us to provide this information. If you require further clarification, please do not hesitate to contact us.

Yours sincerely,

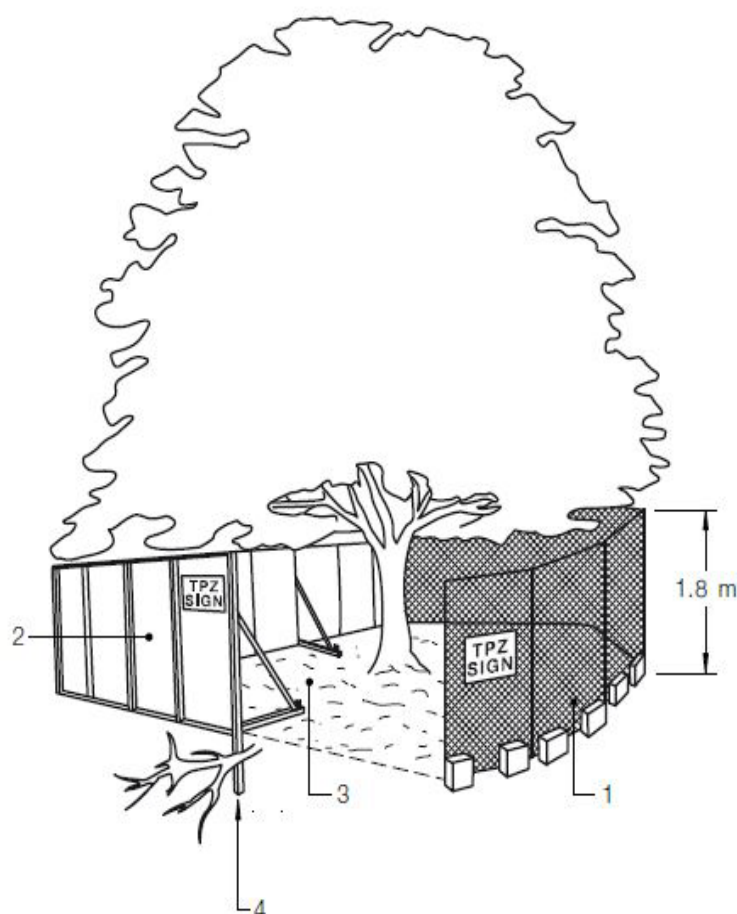


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## Tree Protection Zones

All Tree Protection Zones (TPZs) and Structural Root Zones (SRZs) have been identified on the encroachment map within **Appendix 1 – Mapping**. The TPZ is an area where construction activities are regulated for the purposes of protecting tree viability and structural integrity. The TPZ fence should be established for all Regulated and Significant Trees, unregulated trees may not require this protection however it is highly recommended that a TPZ fence be established for all trees. This will prevent unnecessary damage commonly associated with development/construction activities. If development activities are required within the TPZ, these activities must be ratified by the Project Arborist. The TPZ should have fencing installed as per the **Figure 4** and should be clearly marked as per **Figure 5**.

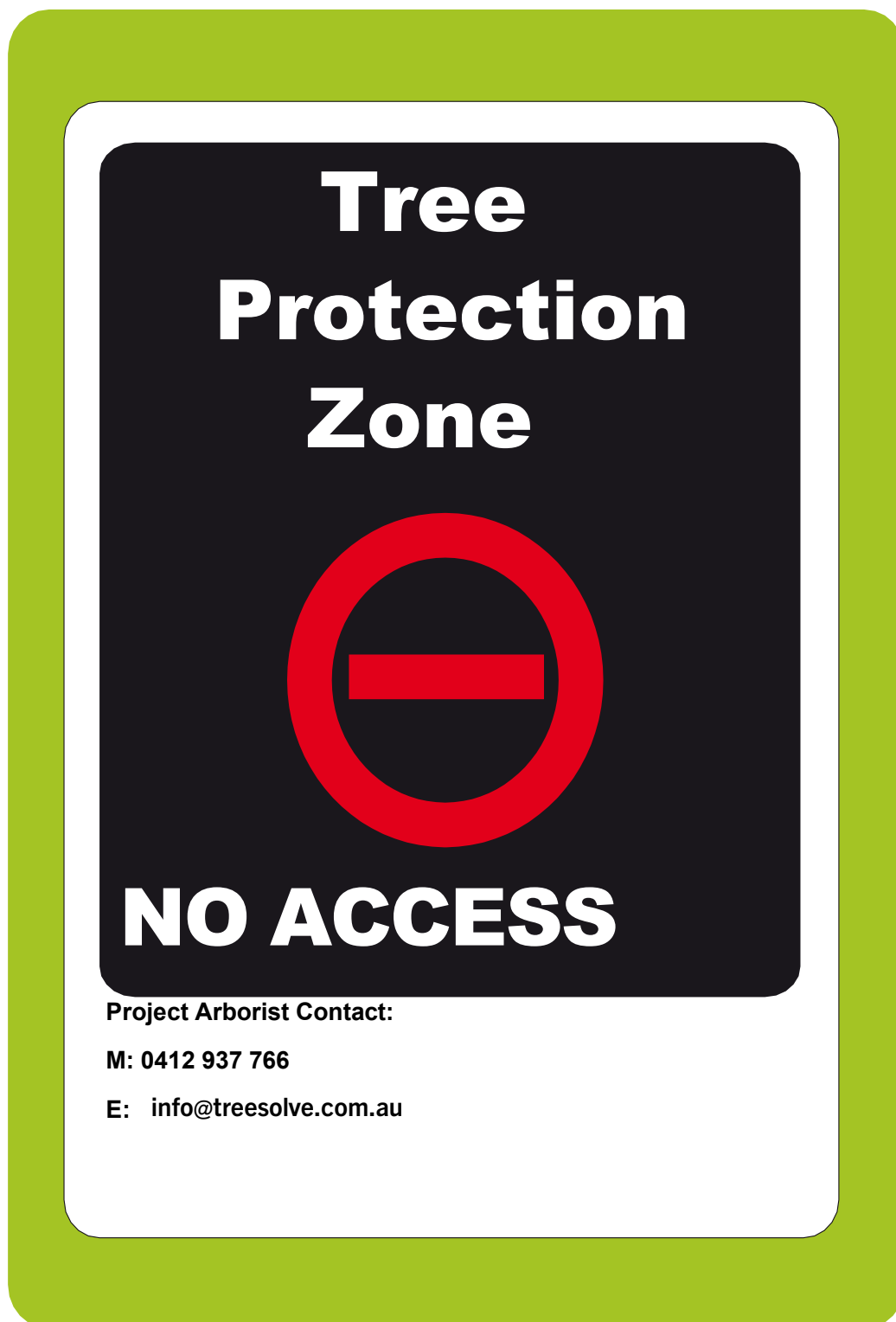


### LEGEND:

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 4: TPZ Fence Example





**Project Arborist Contact:**

**M: 0412 937 766**

**E: [info@treesolve.com.au](mailto:info@treesolve.com.au)**

Figure 5: TPZ Sign Example

## Additional Protection Measures

Where access is required within the TPZ ground protection measures may be implemented. Ground protection is to be designed to prevent both damage to the roots and soil compaction. Ground protection methods include the placement of a permeable membrane beneath a layer of non-compactable material such as mulch or a no fines gravel which is in turn covered with rumble boards or steel plates.

In circumstances where ground protection is not optimal (e.g., short timeframes within a TPZ and/or trees are small (<5m height) with minimal TPZs) Project Arborist supervision and/or the use of Spotters (**workers designated to monitor and guide construction only**) may be required. This will prevent any unnecessary damage to the trees and may allow for works to be completed without the application of rumble boards and trunk protection.

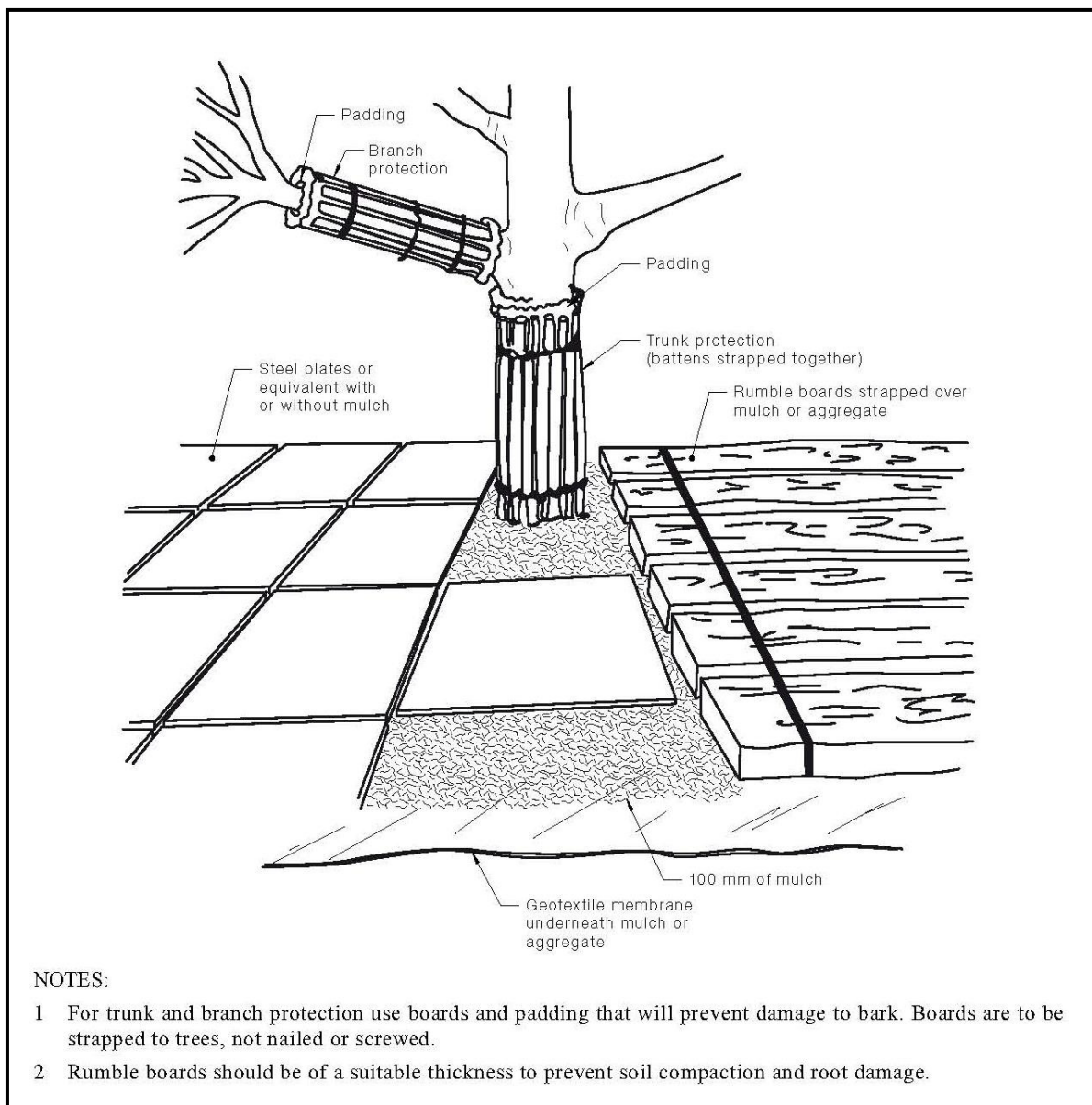


Figure 6 – Ground protection example

## Non-destructive Root Investigation and Root Pruning

An alternative to conventional excavation is to implement the use of high-pressure water and air to dislodge the soil from the roots, leaving them intact. The pressure of the water used is critical as excessive pressure can irrevocably damage the roots investigated and therefore negate the process. Any root investigation that occurs within the project **must be sanctioned and supervised by the Project Arborist**. Any roots identified during the investigation must not be left exposed for any duration which exceeds 6hrs. Where the trench is required to remain open to facilitate the works hessian sacks and water must be applied to prevent desiccation and maintain root function.

Any circumstance which requires root pruning **must also be sanctioned and supervised by the Project Arborist** as tree roots are responsible for the uptake of nutrients and water and providing structural stability anchorage. The pruning of any roots can induce stress and allow pathogen entry. Root severance that occurs via machinery often incurs additional damage, any root pruning regardless of root diameter must be undertaken with sharp tools such as secateurs, handsaws, chainsaws and/or specialised root pruning equipment. If there are roots discovered during the non-destructive investigation which require pruning, they should be assessed by the Project Arborist to assess the structure and select appropriate cut points. As much of the root structure should be maintained, with cuts preferably made on the outside of the sinker roots and/junctions. The excavation should be backfilled with the same soil excavated; coarse sand may also be added to the medium (**Figure 7**). Roots should not be severed within proximity to the trunk, the minimum distance for root severance to occur is five times the diameter of the trunk/root flare (**Figure 8**).

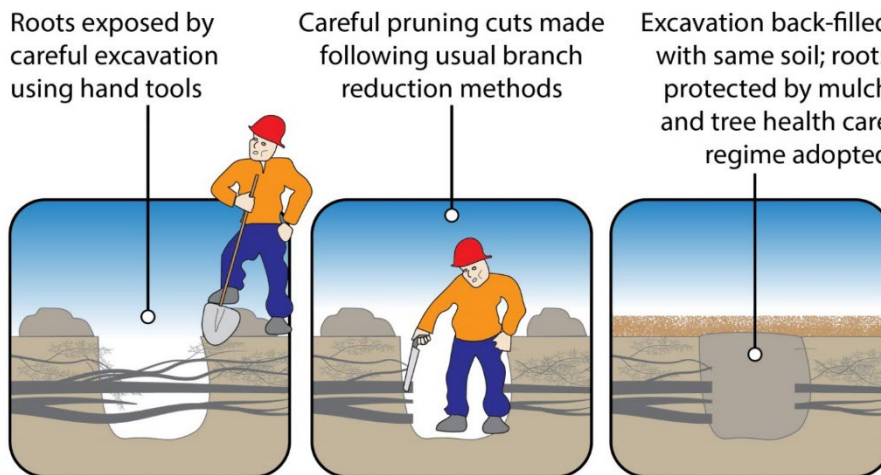


Figure 8: Non-destructive root excavation example

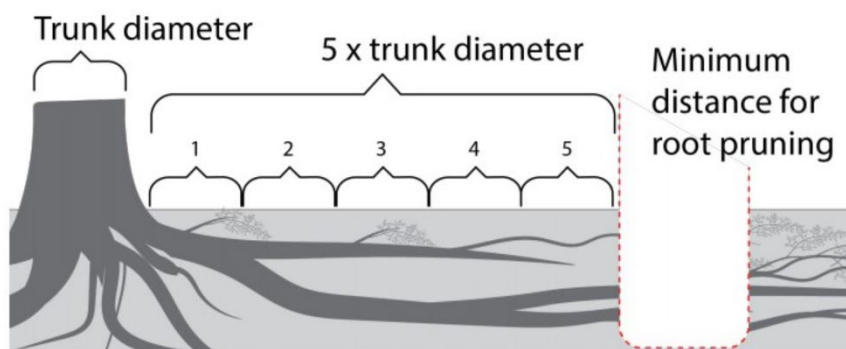


Figure 8: Minimum distance for root pruning

## **Work Activities Excluded from the Tree Protection Zone:**

If development activities are required within the TPZ they must be reviewed and approved by the Project Arborist. Prior to approval, the Project Arborist must be certain that the trees will remain sustainable as a result of this activity.

### **The following activities are excluded from the TPZ:**

- a) Machine excavation (>1m depth) including trenching.
- b) Excavation for silt fencing.
- c) Cultivation.
- d) Storage.
- e) Preparation of chemicals, including preparation of cement products.
- f) Parking of vehicles and plant.
- g) Refuelling.
- h) Dumping of waste.
- i) Wash down and cleaning of equipment.
- j) Placement of fill.
- k) Lighting of fires.
- l) Soil level changes.
- m) Temporary or permanent installation of utilities and signs, and
- n) Physical damage to the tree.



## Certificates of Compliance

The following table is taken from Australian Standard AS4970-2009 *Protection of trees on development sites* and illustrates the various stages that the Project Arborist may be required to certify.

Stage in development	Tree management process	
	Matters for consideration	Actions and certification
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment of proposed construction. Determine tree protection measures Landscape design	Provide arboricultural impact assessment including tree protection plan (drawing) and specification
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees
<b>Pre-construction (Sections 4 and 5)</b>		
Initial site preparation	State based OHS requirements for tree work  Approved retention/removal  Refer to AS 4373 for the requirements on the pruning of amenity trees  Specifications for tree protection measures	Compliance with conditions of consent
		Tree removal/tree retention/transplanting  Tree pruning Certification of tree removal and pruning
		Establish/delineate TPZ Install protective measures Certification of tree protection measures
<b>Construction (Sections 4 and 5)</b>		
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimize impact on retained trees Maintain protective measures Certification of tree protection measures
Construction work	Liaison with site manager, compliance Deviation from approved plan	Maintain or amend protective measures Supervision and monitoring
Implement hard and soft landscape works	Installation of irrigation services Control of compaction work Installation of pavement and retaining walls	Remove selected protective measures as necessary Remedial tree works Supervision and monitoring
Practical completion	Tree vigour and structure	Remove all remaining tree protection measures Certification of tree protection
<b>Post construction (Section 5)</b>		
Defects liability/maintenance period	Tree vigour and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition



## Responsibility Matrix

The table below provides an **example** of the reporting, communicating and tree protection protocols which have been outlined within the Arboricultural Impact Assessment and Tree Protection Plan.

Development Activities within the Tree Protection Zone (TPZ)	Responsible Person			Action Required
	Project Arborist (PA)	Project Manager (PM)	Site Workers	
Project Arborist appointed				Project Manager appoints Project Arborist with minimum AQF5 qualifications and relevant experience
Site meeting to discuss activities				PM to meet with PA and discuss scope of project and required works
Tree Protection Plan induction				PA inducts PM and all relevant workers, tree protection protocols communicated
TPZ establishment				TPZ fences to be established in accordance with AS4970-2009
TPZ compliance check				TPZ fences checked in accordance with AS4970-2009
TPZ encroachment request				Any required encroachment into TPZ to be communicated to PA
TPZ encroachment approval				PA to sanction encroachment into TPZ if required
Design change request				Design change request sent to PA for endorsement
Design change approval				PA to sanction design change if required
Reporting and recording of accidental tree damage and/or spillage within TPZ				All accidental damage to be reported to PM and PA. PA to recommend appropriate mitigation if required.
Non-destructive root investigation request				Non-destructive root investigation request sent to PA
Non-destructive root investigation activities				PA to sanction Non-destructive root investigation as necessary
Root pruning request				Root pruning request sent PA
Root pruning activities				PA to sanction root pruning as required
Final compliance checks				PA to assess site and trees within area
TPZ removal				Site handed over to PM, TPZs removed

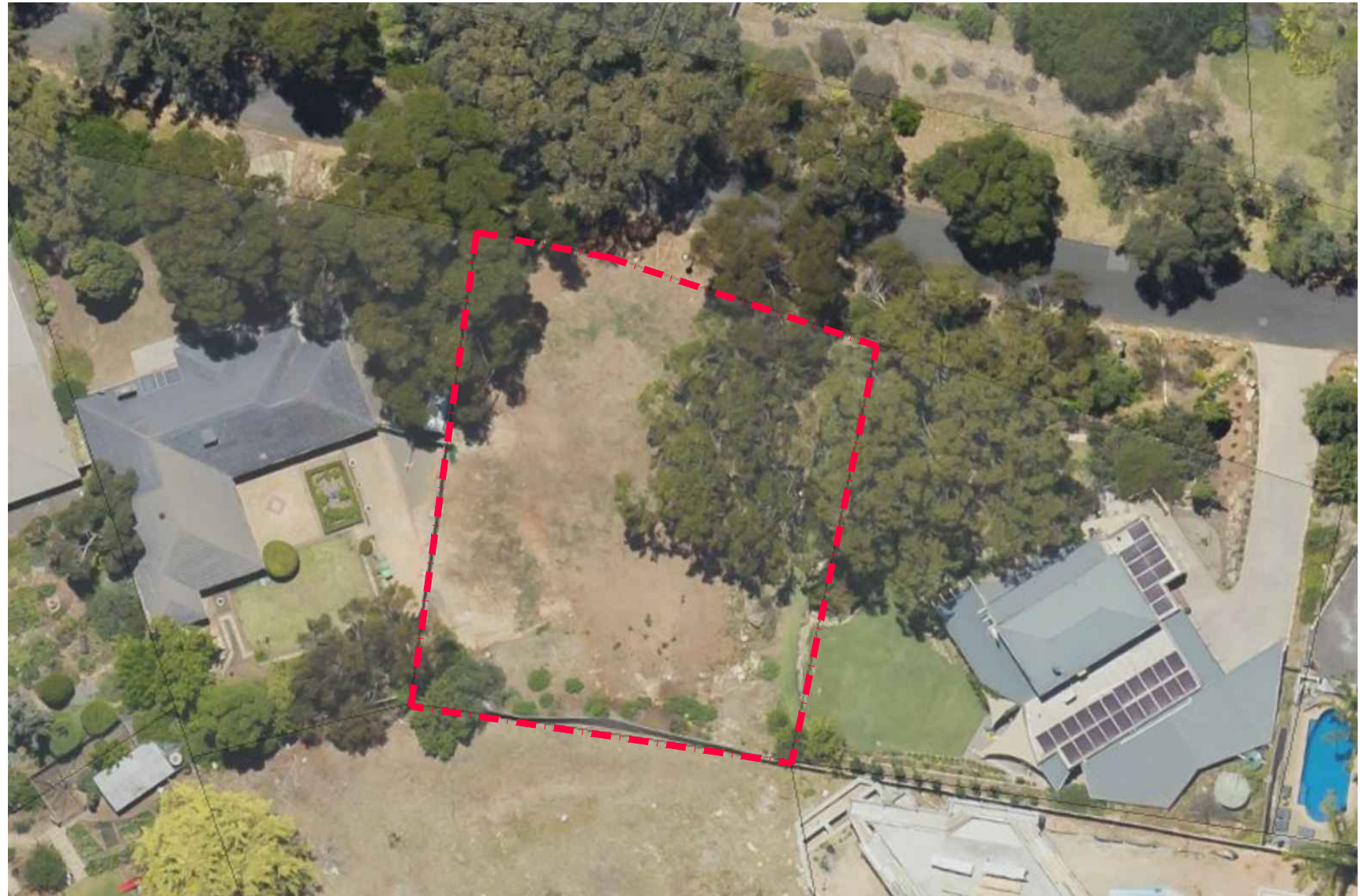




# PROPOSED DWELLING - CIVIL DRAWINGS

3 SPRING GULLY ROAD, ROSTREVOR SA 5073

REF	DRAWING TITLE	CURRENT ISSUE
C1.0	DRAWING LIST & LOCALITY PLAN	B
C1.1	GENERAL NOTES	A
C2.0	CIVIL PLAN	B
C3.0	SURVEY	A



**LOCALITY PLAN**

NOT TO SCALE

SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 0 200 400 600 800 1000 1500 2000mm  
 SCALE BAR 1:50 (A1) - SCALE BAR 1:100 (A3) 0 1 2 3 4 5m  
 SCALE BAR 1:100 (A1) - SCALE BAR 1:200 (A3) 0 1 2 3 4 5 6 7 8 9 10m  
 SCALE BAR 1:200 (A1) - SCALE BAR 1:400 (A3) 0 5 10 15 20m



**GENERAL**

- G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS, THE SPECIFICATION AND WITH SUCH OTHER WRITTEN INSTRUCTIONS ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO SBEC BEFORE PROCEEDING WITH THE WORK.
- G2 THESE DRAWINGS SHALL NOT BE SCALED. DIMENSION AND SETOUT SHALL BE STRICTLY IN ACCORDANCE WITH THE ARCHITECTURAL DOCUMENTS. DRAWINGS ISSUED IN ELECTRONIC FORMAT MUST NOT BE USED FOR DIMENSIONAL SETOUT. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. ALL DIMENSIONS SHOWN ARE IN MILLIMETERS AND LEVELS IN METERS UNLESS NOTED OTHERWISE (U.N.O).
- G3 ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE CURRENT AND RELEVANT AUSTRALIAN CODES, STANDARDS AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES UNLESS VARIED BY THE PROJECT SPECIFICATION.
- G4 DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVER STRESSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OBTAIN THE SERVICES OF AN INDEPENDENT ENGINEER, WHERE REQUIRED, FOR A COMPREHENSIVE SAFE ERECTION PROCEDURE, THAT WILL AT ALL TIMES ENSURE THE STABILITY OF THE WORKS. SAFETY OF ALL PERSONNEL AND PROTECTION OF SURROUNDING PROPERTY INCLUDING THE DESIGN, CERTIFICATION AND PROVISION OF ALL NECESSARY TEMPORARY BRACING AND SUPPORT.
- G5 REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING MEMBRANES, CONTRACTION JOINT FILLING MATERIALS, BRICK AND BLOCK WALL THICKNESSES, FALLS IN SLABS, EXTRA PACKING, DRIP GROOVES AND ALL OTHER ARCHITECTURAL FEATURES WHERE NOT NOTED ON THESE DRAWINGS.
- G6 REFER TO ARCHITECTURAL DRAWINGS FOR ALL ADDITIONAL PLATES, ANGLES AND THE LIKE REQUIRED ON STRUCTURAL STEELWORK FOR FIXINGS TO INTERNAL PARTITIONS, OPERABLE WALL BEAMS, BLOCKING, WINDOW FRAMES, FLASHING, CAPPING, ETC.
- G7 ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND WHERE REQUIRED STRUCTURAL CERTIFICATION SHALL BE PROVIDED BY THE BUILDER PRIOR TO INSTALLATION.
- G8 ALL SUBSTITUTIONS MUST BE APPROVED BY THE SUPERINTENDENT IN WRITING PRIOR TO USE OR INSTALLATION.
- G9 CONSTRUCTION SHALL NOT COMMENCE UNTIL BUILDING APPROVAL HAS BEEN RECEIVED FROM THE RELEVANT AUTHORITIES.
- G10 WHERE EXCAVATION WORK IS TO BE UNDERTAKEN ADJACENT TO EXISTING FOOTINGS, THE LEVEL OF THE UNDERSIDE OF THE FOOTINGS SHALL BE OBTAINED PRIOR TO EXCAVATION AND REPORTED TO SBEC TO DETERMINE IF UNDERPINNING OR SHORING OF THE STRUCTURE IS REQUIRED. THE EXISTING STRUCTURE SHALL BE MAINTAINED IN A STABLE AND UNDAMAGED CONDITION.
- G11 NON-LOAD BEARING WALLS SHALL BE 20mm CLEAR OF THE USE OF STRUCTURAL BEAMS AND SLABS ABOVE U.N.O.

**FOUNDATIONS**

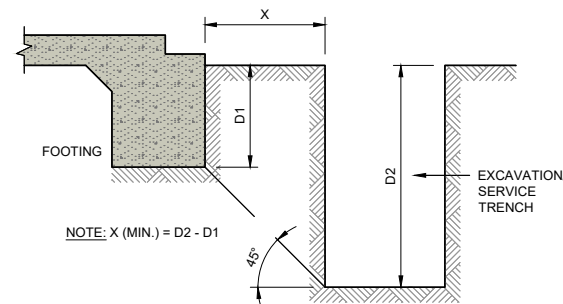
- F1 THESE DRAWINGS AND NOTES ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT.
- F2 FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 150 kPa. FOUNDING MATERIAL SHALL BE APPROVED BY A CERTIFIED GEOTECHNICAL ENGINEER FOR THIS BEARING CAPACITY PRIOR TO CONSTRUCTION.
- F3 EXCAVATIONS FOR FOOTINGS SHALL BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION TO AVOID SOFTENING OR DRYING OUT BY EXPOSURE.
- F4 EXCAVATIONS TO BE BLINDED WITH A MINIMUM OF 50mm OF CONCRETE WITHIN 48 HOURS OF EXCAVATION WHEN IT IS INTENDED TO POUR FOOTINGS MORE THAN 48 HOURS AFTER EXCAVATION. CONCRETE SHALL NOT BE PLACED UNTIL THE EXCAVATION HAS BEEN INSPECTED AND APPROVED BY SBEC IF THIS IS NOT ADHERED TO.
- F5 FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS U.N.O.
- F6 THE DEPTHS TO UNDERSIDE OF ALL FOOTINGS ARE PROVISIONAL ONLY. AFTER EXCAVATION, APPROVAL SHALL BE OBTAINED FROM SBEC FOR THE FOUNDING LEVELS, WHICH MAY BE VARIED IF NECESSARY PRIOR TO FURTHER WORK.
- F7 THE FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF WATER AT ALL TIMES BY BAILING AND PUMPING IF NECESSARY.
- F8 ALL CONCRETE SLABS AND FOOTINGS IN CONTACT WITH THE GROUND ARE TO BE POURED ON 0.2mm DAMP PROOF MEMBRANE U.N.O.
- F9 FOOTINGS TO BE FOUNDED 200 MINIMUM INTO NATURAL GROUND OR ALTERNATIVELY LEVEL 1 CERTIFIED CONTROLLED FILL. COMPACTION CERTIFICATION TO BE PROVIDED TO SBEC FOR REVIEW PRIOR TO PLACING OF MEMBRANE, REINFORCEMENT OR CONCRETE.
- F10 RETAINING WALLS ARE NOT TO BE BACKFILLED UNTIL FLOOR CONSTRUCTION AT TOP AND BOTTOM IS COMPLETE. WITH THE EXEMPTION OF CANTILEVERED WALLS. ENSURE FREE DRAINING BACKFILL AND DRAINAGE IS IN PLACE.
- F11 ANY OVER EXCAVATION SHALL BE FILLED WITH N10 LEAN MIX CONCRETE.
- F12 OWNER TO REFER TO CSIRO PAMPHLET 10-91 "GUIDE TO HOME OWNERS FOUNDATION, MAINTENANCE & FOOTING PERFORMANCE" FOR BEST PRACTICE RECOMMENDATIONS.

**SITE PREPARATION**

- SP1 ALL EARTHWORKS, SITE PREPARATION AND MATERIALS TO BE IN ACCORDANCE WITH AS3798 AND THE GEOTECHNICAL REPORT U.N.O.
- SP2 EROSION AND SEDIMENT CONTROL MEASURES AS DOCUMENTED MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.
- SP3 SITE PREPARATION SHALL BE RESTRICTED TO THE MINIMUM AREA PRACTICABLE FOR CONSTRUCTION OF THE WORKS.
- SP4 CLEARING AND GRUBBING SHALL CONSIST OF THE REMOVAL OF ALL VEGETATION, LOOSE MATERIAL, AND RUBBISH BUT EXCLUDES TOPSOIL STRIPPING. STRIPPING OF TOPSOIL SHALL NOT TAKE PLACE MORE THAN 28 DAYS PRIOR TO EARTHWORKS COMMENCING. THE CONTRACTOR SHALL STRIP ANY TOPSOIL PRESENT WITHIN THE AREA FOR SITE PREPARATION. THE DEPTH OF STRIPPING SHALL BE AT LEAST 100mm U.N.O.
- SP5 ALL BOULDERS, STUMPS, ROOTS AND OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN 300mm BELOW THE STRIPPED SURFACE. GRUBBED HOLES (AND ANY AREA REQUIRING FILLING DUE TO THE REMOVAL OF A STRUCTURE) SHALL BE BACKFILLED IN ACCORDANCE WITH SP10.
- SP6 SURPLUS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.
- SP7 SUBGRADE CUT/FILL SURFACE SHALL BE PROOF ROLLED TO ENSURE THE GROUND IS AT A SUITABLE DENSITY AND MOISTURE CONTENT PRIOR TO CONSTRUCTION OF THE SUB-BASE OR SLAB.

**SITE PREPARATION (CONTINUED)**

- SP8 ALL EXISTING FILL TO BE REMOVED U.N.O. REFER TO THE BOREHOLE LOGS FOR PREDICTED DEPTHS.
- SP9 PROOF ROLLING SHALL BE CARRIED OUT USING A 10t VIBRATING ROLLER (MINIMUM 8 PASSES). THE SUBGRADE SHALL BE PROOF ROLLED TO THE SATISFACTION OF THE SUPERINTENDENT. ANY SOFT, WET OR DISTURBED SPOTS SHALL BE REMOVED AND BACKFILLED IN ACCORDANCE WITH NOTE SP10.
- SP10 SUBGRADE AREAS REQUIRING FILL ARE TO BE PLACED IN HORIZONTAL LOOSE 200mm THICK LAYERS WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT AND COMPACTED TO 98% OF THE MAXIMUM STANDARD DRY DENSITY (AS1289.5.1.1). FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH AS3798. ALL FILL IS TO BE TESTED FOR COMPACTION BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER IN ACCORDANCE WITH AS3798. ALL RESULTS SHALL BE SUBMITTED TO SBEC FOR REVIEW PRIOR TO PLACEMENT OF VAPOUR BARRIER OR SLAB OVER.
- SP11 BASE MATERIAL USED FOR BACKFILL SHALL BE PM2/20CG OR SIMILAR APPROVED MATERIAL COMPACTED TO 95% OF THE MAXIMUM MODIFIED DRY DENSITY (AS1289.5.2.1). FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH AS3798.
- SP12 WHERE THERE HAS BEEN AN EXTENDED DRY PERIOD, THE SUBGRADE MAY EXHIBIT CRACKING NEAR THE SURFACE DUE TO DRYING OUT. MOISTURE CONDITION THE UPPER 200mm OF THE SUBGRADE IN THIS SCENARIO AND COMPACT IN ACCORDANCE WITH NOTE SP10.
- SP13 RAFT FOUNDATIONS HAVE BEEN DESIGNED ASSUMING 'ROLLED FILL' IS CONSTRUCTED IN ACCORDANCE WITH AS2870. ROLLED FILL SHALL BE COMPACTED IN LAYERS BY REPEATEDLY ROLLING WITH AN EXCAVATOR OR SIMILAR. ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED IN LAYERS OF 300mm FOR SAND MATERIAL OR 300mm COMPACTED IN LAYERS OF 150mm FOR OTHER MATERIAL. EXTENT OF FILL SHALL BE DETERMINED ON SITE AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
- SP14 SERVICE TRENCHES AND THE LIKE SHALL BE FILLED OVER AND COMPACTED WITH HAND OPERATED PLATE COMPACTORS IN LAYERS OF 100mm LOOSE THICKNESS.
- SP15 BACKFILL SHALL NOT BE PLACED AGAINST CONCRETE WHICH IS LESS THAN 48 HOURS OLD.
- SP16 BACKFILL SHALL NOT BE PLACED AGAINST ABUTMENTS, WINGWALLS, PIERS OR RETAINING WALLS UNTIL ALL CAST IN PLACE CONCRETE HAS REACHED THE 28 DAY CHARACTERISTIC COMPRESSIVE STRENGTH AND IS AT LEAST 14 DAYS OLD.
- SP17 VIBRATING MACHINERY SHALL NOT BE USED WITHIN 8m OF RETAINING WALLS.
- SP18 EARTHWORK CONSTRUCTION SHALL COMPLY WITH GUIDELINES SET OUT IN AS3798 AND AS2870.
- SP19 DO NOT TRENCH OR EXCAVATE WITHIN A ZONE CLOSER THAN 45° MEASURED FROM THE BASE OF FOUNDATIONS.



**AMENDMENTS**

ISSUED FOR PLANNING 28.04.23 A JM

**DATE ISSUE BY**

**ARCHITECT**

FREESTIDE ARCHITECTS

**CLIENT**

SARAH KERLE

**PROJECT**

PROPOSED DWELLING  
3 SPRING GULLY ROAD,  
ROSTREVOR SA 5073

**DRAWING TITLE**

GENERAL NOTES

**JOB No.** SBEC 2303-31 **SHEET No.** C1.1 **ISSUE** A

**DRAWINGS TO BE PRINTED IN COLOUR**

**ISSUE FOR PLANNING**





SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 20m  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 15  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 10  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 5  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 0  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 9  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 8  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 7  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 6  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 5  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 4  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 3  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 2  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 1  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 0  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 1500  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 1000  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 500  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 0  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 10000  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 800  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 600  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 400  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 200

- NOTES:**
- ALL STORMWATER PIPES TO HAVE MINIMUM OF 0.5% GRADE. BUILDER TO CHECK AND CONFIRM ADEQUATE STORMWATER AND SEWER PIPE FALL PRIOR TO BENCHING.
  - DOWNPIPE LOCATIONS AND RETENTION/DETENTION TANK LOCATIONS ARE SHOWN INDICATIVELY ONLY. ACTUAL LOCATIONS MAY VARY.
  - FLEXIBLE CONNECTIONS TO SEWER AND STORMWATER REQUIRED.
  - RETAINING WALL HEIGHTS SHOWN "RW=X.Xm" REPRESENT THE 'RETAINED HEIGHT' (THE DIFFERENCE BETWEEN THE EXISTING LEVEL AND PROPOSED LEVEL). HEIGHTS ARE INDICATIVELY SHOWN TO A TOLERANCE OF 50mm & BASED ON THE SURVEY - SOME INTERPOLATION WILL BE REQUIRED BY THE CONTRACTOR. CONTRACTOR TO CONSIDER IF ADDITIONAL WALL HEIGHT IS REQUIRED BASED ON THE TYPE OF RETAINING WALL SELECTED.
  - BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY. QUALIFIED CONSULTANT TO CONFIRM BOUNDARY LOCATION AND LENGTHS.
  - PERIMETER PAVING IS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH AS3727.1 AS REQUIRED BY THE NCC.
  - THE FINISH FLOOR LEVEL NOMINATED SHALL BE CHECKED BY THE BUILDER PRIOR TO CONSTRUCTION TO ENSURE MINIMUM SEWER AND STORMWATER FALLS CAN BE ACHIEVED. SBEC SHALL BE NOTIFIED IF ANY ADJUSTMENT OCCURS.
  - PRE-WETTING OF SITE MANDATORY PRIOR TO CONSTRUCTION.
  - CLIENT/BUILDER TO ENSURE ANY TREE REMOVAL IS IN STRICT ACCORDANCE WITH THE COUNCIL APPROVED DOCUMENTATION. SBEC TAKES NO RESPONSIBILITY FOR ANY TREE REMOVAL.
  - RAIN WATER TANK(S) SIZE AND LOCATION SHOWN INDICATIVELY. TANK VOLUME SPECIFIED MAY BE COMPRISED OF MULTIPLE SMALLER TANKS PENDING APPROVAL FROM SBEC. REFER TO ARCHITECTS DRAWINGS FOR SPECIFICATION.
  - REFER TO SHEET C1.1 FOR ALL GENERAL NOTES.

**LEGEND**

SYMBOL	DENOTES
● DP	DOWNPIPE - 100 DIA
● IO	GRATED INLET PIT - 90 DIA
○ IO	SURFACE INSPECTION OPENING
---	uPVC SEALED SYSTEM - 100 DIA @ 0.5% MIN (U.N.O.)
---	uPVC STORMWATER PIPE - 100 DIA @ 0.5% MIN (U.N.O.)
---	HDPE PUMPING MAIN
RW=X.Xm	CIVIL RETAINING WALL
---	STRUCTURAL RETAINING WALL
---	PEDESTRIAN PAVEMENT (TO ARCH SPECIFICATION)
---	VEHICULAR PAVEMENT (TO ARCH SPECIFICATION)
---	LANDSCAPING (TO ARCH SPECIFICATION)
□	300SQ GRATED INLET PIT (GIP) OR JUNCTION BOX (JB) (U.N.O.)
FFL	FINISHED FLOOR LEVEL
BL	BENCH LEVEL
CL	COVER LEVEL
FL	FINISHED LEVEL
P.	PAVEMENT LEVEL
WT.	WATER TABLE
IL	INVERT LEVEL
EL	EXISTING LEVEL
L.	LANDSCAPE LEVEL

**AMENDMENTS**

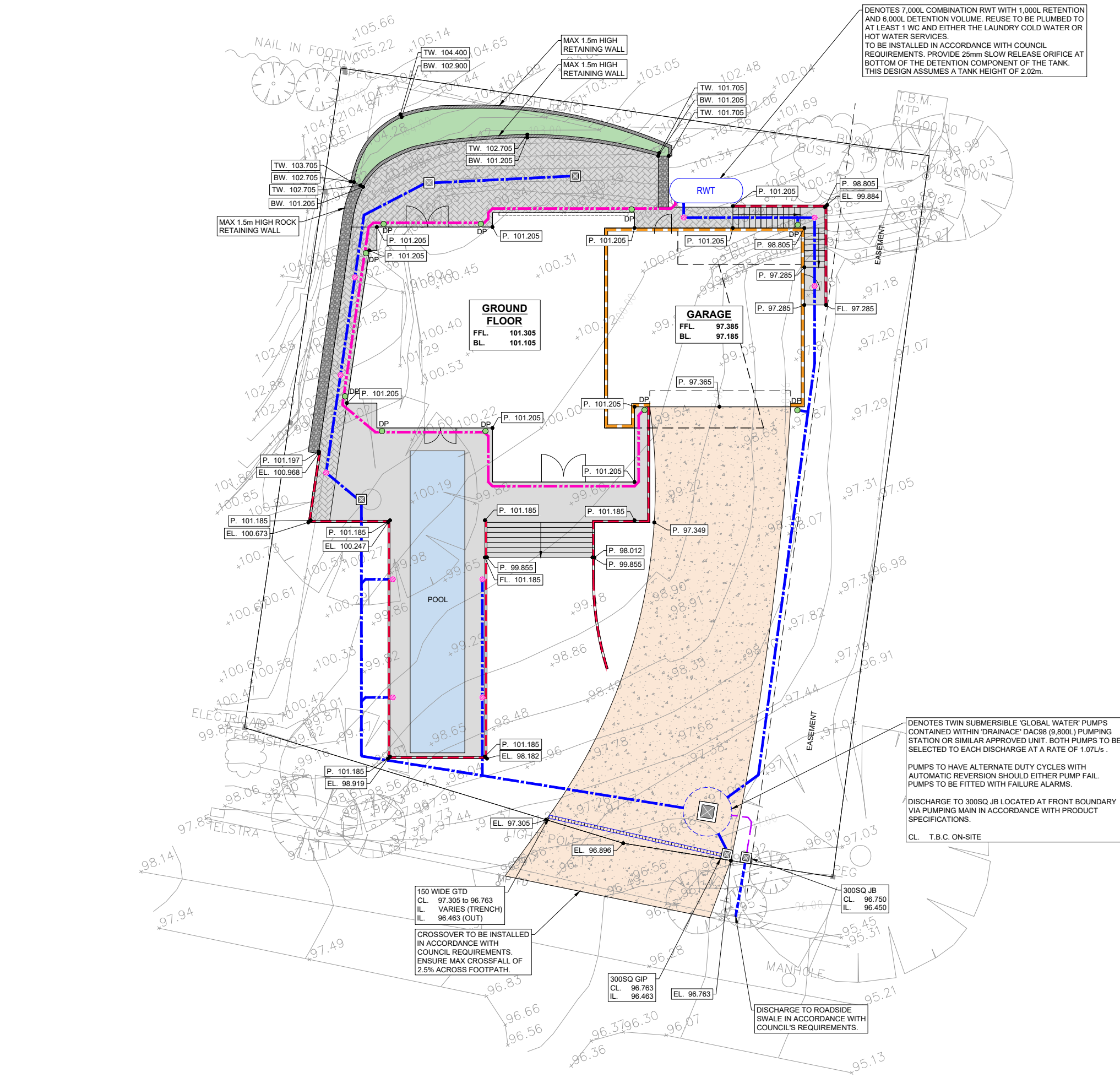
ISSUED FOR	DATE	ISSUE BY	ARCHITECT
ISSUED FOR PLANNING	28.04.23	A JM	JM
ISSUED FOR PLANNING	29.05.23	B JB	JB

**CLIENT**  
SARAH KERLE

**PROJECT**  
PROPOSED DWELLING  
3 SPRING GULLY ROAD,  
ROSTREVOR SA 5073

**DRAWING TITLE**  
CIVIL PLAN

**JOB No.** SBEC 2303-31  
**SHEET No.** C2.0  
**ISSUE** B



DENOTES 7,000L COMBINATION RWT WITH 1,000L RETENTION AND 6,000L DETENTION VOLUME. REUSE TO BE PLUMBED TO AT LEAST 1 WC AND EITHER THE LAUNDRY COLD WATER OR HOT WATER SERVICES. TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REQUIREMENTS. PROVIDE 25mm SLOW RELEASE ORIFICE AT BOTTOM OF THE DETENTION COMPONENT OF THE TANK. THIS DESIGN ASSUMES A TANK HEIGHT OF 2.02m.

DENOTES TWIN SUBMERSIBLE 'GLOBAL WATER' PUMPS CONTAINED WITHIN 'DRAINAGE' DAC98 (9,800L) PUMPING STATION OR SIMILAR APPROVED UNIT. BOTH PUMPS TO BE SELECTED TO EACH DISCHARGE AT A RATE OF 1.07L/s.

PUMPS TO HAVE ALTERNATE DUTY CYCLES WITH AUTOMATIC REVERSION SHOULD EITHER PUMP FAIL. PUMPS TO BE FITTED WITH FAILURE ALARMS.

DISCHARGE TO 300SQ JB LOCATED AT FRONT BOUNDARY VIA PUMPING MAIN IN ACCORDANCE WITH PRODUCT SPECIFICATIONS.

CL. T.B.C. ON-SITE

150 WIDE GTD  
CL. 97.305 to 96.763  
IL. VARIES (TRENCH)  
IL. 96.463 (OUT)

CROSSOVER TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REQUIREMENTS. ENSURE MAX CROSSFALL OF 2.5% ACROSS FOOTPATH.

300SQ GIP  
CL. 96.763  
IL. 96.463

DISCHARGE TO ROADSIDE SWALE IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS.

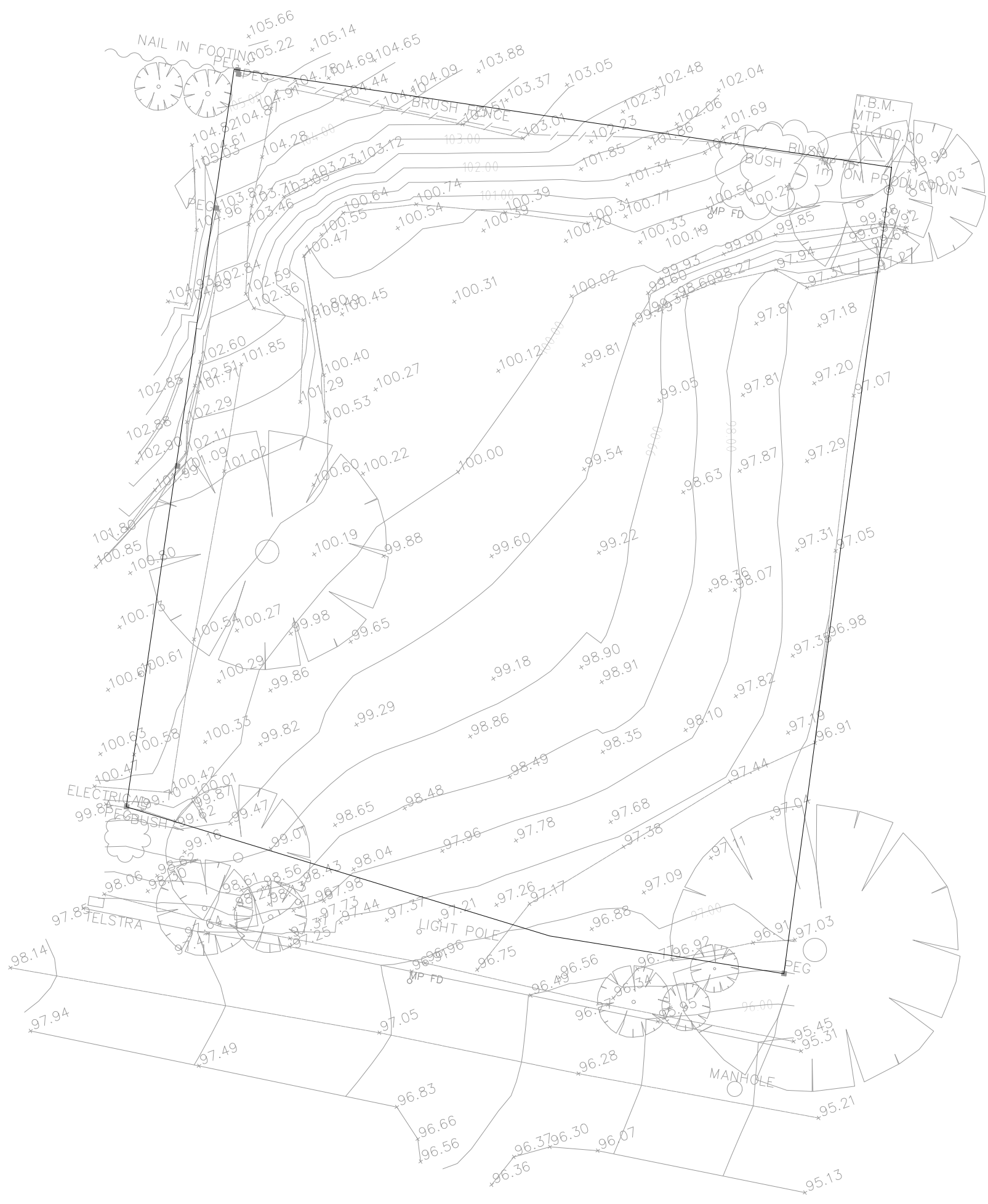
**DRAWINGS TO BE PRINTED IN COLOUR**

**ISSUE FOR PLANNING**



**CIVIL PLAN**  
SCALE 1:100 AT A1 & 1:200 AT A3

SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 0 200 400 600 800 1000mm  
 SCALE BAR 1:20 (A1) - SCALE BAR 1:40 (A3) 0 500 1000 1500 2000mm  
 SCALE BAR 1:50 (A1) - SCALE BAR 1:100 (A3) 0 1 2 3 4 5m  
 SCALE BAR 1:100 (A1) - SCALE BAR 1:200 (A3) 0 1 2 3 4 5 6 7 8 9 10 15 20m  
 SCALE BAR 1:200 (A1) - SCALE BAR 1:400 (A3) 0 5 10 15 20m



**AMENDMENTS**  
 ISSUED FOR PLANNING

**DATE ISSUE BY**  
 28.04.23 A JM



**CLIENT**  
 SARAH KERLE

**PROJECT**  
 PROPOSED DWELLING  
 3 SPRING GULLY ROAD,  
 ROSTREVOR SA 5073

**DRAWING TITLE**  
 SURVEY

**JOB No.** SBEC 2303-31  
**SHEET No.** C3.0  
**ISSUE** A

**DRAWINGS TO BE PRINTED IN COLOUR**

**ISSUE FOR PLANNING**



**SURVEY**  
 SCALE 1:100 AT A1 & 1:200 AT A3



SCHMIDT  
BENTLEY  
ENGINEERING  
CONSULTING

**STORMWATER DETENTION CALCS**

**Project:** Proposed Dwelling

**Address:** 3 Spring Gully Rd, Rostrevor

**Job No:** SBEC 2303-31

**Revision:** A

**By:** JB

**Date:** 29/05/2023

Title: Proposed Dwelling  
Job #: SBEC 2303-31  
Page: 1

Designer: JB  
Date: 29/05/2023

## ENGINEERING CALCULATION PACKAGE

### RELEVANT EQUATIONS

$$Q = C_y I A$$
$$C_y = F_y C_{10}$$

$Q$  = peak runoff rate ( $m^3/s$ )  
 $I$  = rainfall intensity ( $mm/hr$ )  
 $A$  = catchment area ( $m^2$ )  
 $C_y$  = runoff coefficient  
 $C_{10}$  = 10 year ARI runoff coefficient  
 $F_y$  = Frequency Factor

### DETENTION TANK STORAGE

Using AR&R 1987; equation 7.43

$$Q_P = I_P \left[ 1 - \frac{S_{max}}{V_I} \right]$$

$Q_P$  = peak discharge of the inflow hydrograph ( $m^3/s$ )  
 $I_P$  = peak discharge of the outflow hydrograph ( $m^3/s$ )  
 $V_I$  = volume of the inflow flood ( $m^3$ )  
 $S_{max}$  = maximum storage ( $m^3$ )

### Pre Development

Catchment Type	$C_{10}$	$F_y$	$C_y$	Area ( $m^2$ )
Roof	1.00	0.95	0.950	0
Pavement	0.90	0.95	0.855	0
Landscape	0.20	0.95	0.190	587
Misc.	1.00	0.95	0.950	0
<b>Total</b>				<b>587</b>

Storm Event: 1 in 5 ARI  
Time Conc: 5 mins  
Intensity: 84.3 mm/hr

**Pre Development Flow: 2.61 L/s**



Title: Proposed Dwelling  
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## ENGINEERING CALCULATION PACKAGE

### Post Development (Roof Detained)

Catchment Type	C <sub>10</sub>	F <sub>y</sub>	C <sub>y</sub>	Area (m <sup>2</sup> )
Roof	1.00	1.2	1.000	258

Storm Event: 1 in 100 ARI

**Tank Outflow: 1.54 L/s**

Time of conc mins	Intensity mm/hr	Inflow L/s	Outflow L/s	Storage L
5	173	12.40	1.5	3257
10	126	9.03	1.5	4493
15	101	7.24	1.5	5128
20	86	6.16	1.5	5547
30	67.4	4.83	1.5	5921
60	43.2	3.10	1.5	5598
120	26.9	1.93	1.5	2786
180	20.2	1.45	1.5	-1007
270	15.1	1.08	1.5	-7432
360	12.2	0.87	1.5	-14398
540	9.09	0.65	1.5	-28819

Therefore, Tank Storage Volume = 5921 L

### Tank Outlet Orifice

$$Q_o = C_d * A * \text{SQRT}(2 * g * H) * B$$

C<sub>d</sub> = 0.6 (Outlet Coefficient)  
Dia = 25 mm (Outlet orifice diameter)  
A = 0.000489 m (Orifice area)  
H = 1.73 m (Head. This assumes a tank height of 2.02m)  
B = 0.9 (Blockage factor)

**Q<sub>o</sub> = 1.54 L/s**

Title: Proposed Dwelling  
 Job #: SBEC 2303-31  
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Designer: JB  
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**ENGINEERING CALCULATION PACKAGE**

**Post Development (Surface Water Detained)**

Catchment Type	C <sub>10</sub>	F <sub>y</sub>	C <sub>y</sub>	Area (m <sup>2</sup> )
Roof	1.00	1.2	1.000	0
Pavement	0.90	1.2	1.000	274
Landscape	0.20	1.2	0.240	17
Misc. - Pool	1.00	1.2	1.000	38
<b>Total</b>				<b>329</b>

Storm Event: 1 in 100 AR/

**Surface Storage Outflow: 1.07 L/s**

Time of conc mins	Intensity mm/hr	Inflow L/s	Outflow L/s	Storage L
5	173	15.19	1.1	4236
10	126	11.06	1.1	5995
15	101	8.87	1.1	7017
20	86	7.55	1.1	7776
30	67.4	5.92	1.1	8725
60	43.2	3.79	1.1	9800
120	26.9	2.36	1.1	9296
180	20.2	1.77	1.1	7590
270	15.1	1.33	1.1	4132
360	12.2	1.07	1.1	9
540	9.09	0.80	1.1	-8833

**Therefore, Surface Storage Volume = 9800 L**

Title: Proposed Dwelling  
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Date: 29/05/2023



## ENGINEERING CALCULATION PACKAGE

### Post Development (Undetained)

Catchment Type	C <sub>10</sub>	F <sub>y</sub>	C <sub>y</sub>	Area (m <sup>2</sup> )
Roof	1.00	1.2	1.000	0
Pavement	0.90	1.2	1.000	0
Landscape	0.20	1.2	0.240	0
Misc. - Pool	1.00	1.2	1.000	0
<b>Total</b>				<b>0</b>

Storm Event: 1 in 100 ARI  
Time Conc: 5 mins  
Intensity: 173 mm/hr

**Undetained Flow: 0.00 L/s**

### SUMMARY

**Pre Development Flow: 2.61 L/s**

**Tank Outflow: 1.54 L/s**

**Surface Storage Outflow: 1.07 L/s**

**Undetained Flow: 0.00 L/s**

**Total Outflow: 2.61 L/s**

Title: Proposed Dwelling  
Job #: SBEC 2303-31  
Page: 5

Designer: JB  
Date: 29/05/2023

## ENGINEERING CALCULATION PACKAGE

### Pump Failure Wet Well Storage

#### 8.3.6 Combined effective storage

The capacity of the pumped system shall be achieved by a combination of pump capacity and wet well storage between the high and low working levels of the wet well. The combined effective storage comprising the volume able to be pumped in 30 min plus the wet well storage shall be not less than the volume of the run-off from the storm of ARI = 10 years and duration of 120 min. The maximum pump capacity shall be as detailed in Clause 8.4(a). The minimum wet well storage between the high and low working levels, expressed in cubic metres, shall be 1% of the catchment area in m<sup>2</sup>; in any case it shall be not less than 3 m<sup>3</sup>.

### Pump Catchment

Catchment Type	C <sub>10</sub>	F <sub>y</sub>	C <sub>y</sub>	Area (m <sup>2</sup> )
Roof	0.90	1	0.900	0
Pavement	0.90	1	0.900	274
Landscape	0.20	1	0.200	17
Misc.	1.00	1	1.000	38
<b>Total</b>				<b>329</b>

Storm Event: 1 in 10 ARI  
Time Conc: 120 mins  
Intensity: 15.9 mm/hr

**Flow Into Pump Sump: 1.27 L/s**

### COMBINED EFFECTIVE STORAGE (CLAUSE 8.6.3 AS3500.3)

Pump Rate	1.07 L/s
Pumping Time	30 min
Pumped Volume	1.9 kL
Wet Well Storage	9.80 kL
10YR ARI 120 min Storm	9.16 kL
Combined Effective Storage	11.73 kL
Check:	OK

Title: Proposed Dwelling  
 Job #: SBEC 2303-31  
 Page: 6




Designer: JB  
 Date: 29/05/2023

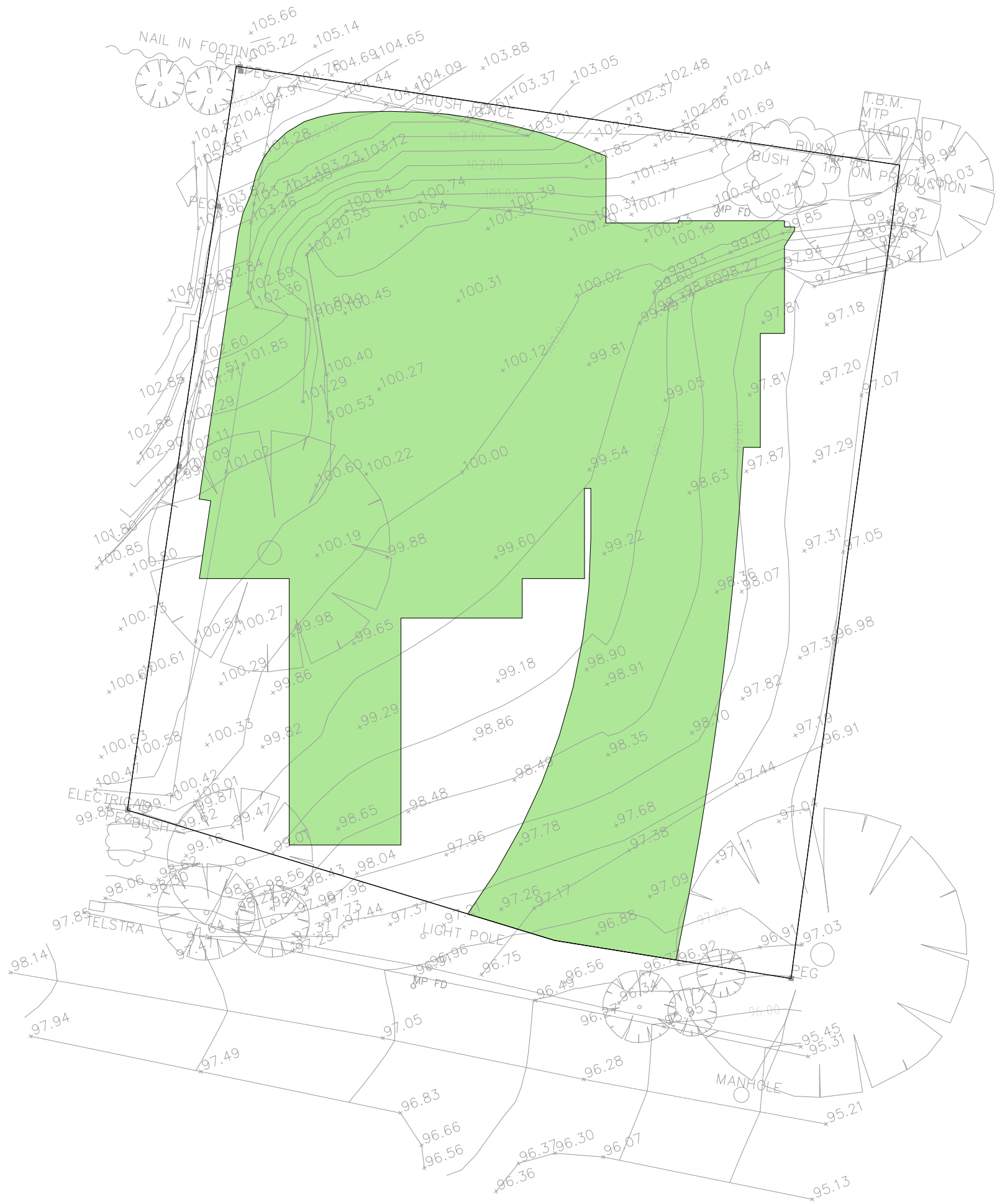
**ENGINEERING CALCULATION PACKAGE**

**Intensity Frequency Duration (IFD) Table - Bureau of Meterology**

Duration	Average Return Interval (Years)								
	0.25	1	1.44	4.48	5	10	20	50	100
	Annual Exceedance Probability (AEP)								
	98%	63%	50%#	20%*	18%	10%	5%	2%	1%
1 min	47.8	79.5	90.4	128.0	130.0	156.0	186.0	230.0	266.0
2 min	42.7	70.1	79.3	111.0	113.0	136.0	162.0	202.0	235.0
3 min	37.7	62.4	70.6	99.2	101.0	121.0	145.0	179.0	209.0
4 min	33.8	56.4	63.9	90.0	91.8	110.0	131.0	162.0	189.0
5 min	30.9	51.6	58.6	82.7	84.3	101.0	120.0	149.0	173.0
10 min	22.3	37.4	42.6	60.4	61.6	73.8	87.9	108.0	126.0
15 min	18.0	30.2	34.4	48.7	49.7	59.5	70.9	87.4	101.0
20 min	15.4	25.7	29.2	41.4	42.2	50.5	60.2	74.2	86.0
25 min	13.6	22.5	25.6	36.2	36.9	44.2	52.7	65.0	75.4
30 min	12.2	20.2	22.9	32.4	33.0	39.5	47.1	58.1	67.4
45 min	9.6	15.7	17.8	25.1	25.6	30.5	36.4	45.0	52.2
1 hour	8.0	13.1	14.8	20.8	21.2	25.3	30.1	37.2	43.2
1.5 hour	6.2	10.1	11.4	15.9	16.2	19.3	23.0	28.3	32.9
2 hour	5.2	8.4	9.4	13.1	13.3	15.9	18.9	23.2	26.9
3 hour	4.0	6.4	7.2	10.0	10.1	12.0	14.3	17.5	20.2
4.5 hour	3.1	4.9	5.5	7.6	7.7	9.1	10.8	13.1	15.1
6 hour	2.5	4.1	4.6	6.2	6.4	7.5	8.8	10.7	12.2
9 hour	1.9	3.1	3.5	4.7	4.8	5.7	6.6	8.0	9.1
12 hour	1.6	2.6	2.9	3.9	4.0	4.6	5.4	6.5	7.3
18 hour	1.2	2.0	2.2	2.9	3.0	3.5	4.0	4.8	5.4
24 hour	1.0	1.6	1.8	2.4	2.5	2.8	3.3	3.9	4.4
30 hour	0.9	1.4	1.5	2.1	2.1	2.4	2.8	3.3	3.7
36 hour	0.8	1.2	1.4	1.8	1.8	2.1	2.4	2.8	3.2
48 hour	0.6	1.0	1.1	1.5	1.5	1.7	1.9	2.3	2.5
72 hour	0.5	0.7	0.8	1.1	1.1	1.2	1.4	1.6	1.8
96 hour	0.4	0.6	0.7	0.9	0.9	1.0	1.1	1.3	1.4
120 hour	0.3	0.5	0.6	0.7	0.7	0.8	0.9	1.1	1.2
144 hour	0.3	0.4	0.5	0.6	0.6	0.7	0.8	0.9	1.0
168 hour	0.2	0.4	0.4	0.5	0.6	0.6	0.7	0.8	0.9

Note:  
 # The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.  
 \* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.




LEGEND - PRE DEVELOPMENT CATCHMENTS	
SYMBOL	DENOTES
	LANDSCAPE (C10 = 0.2)

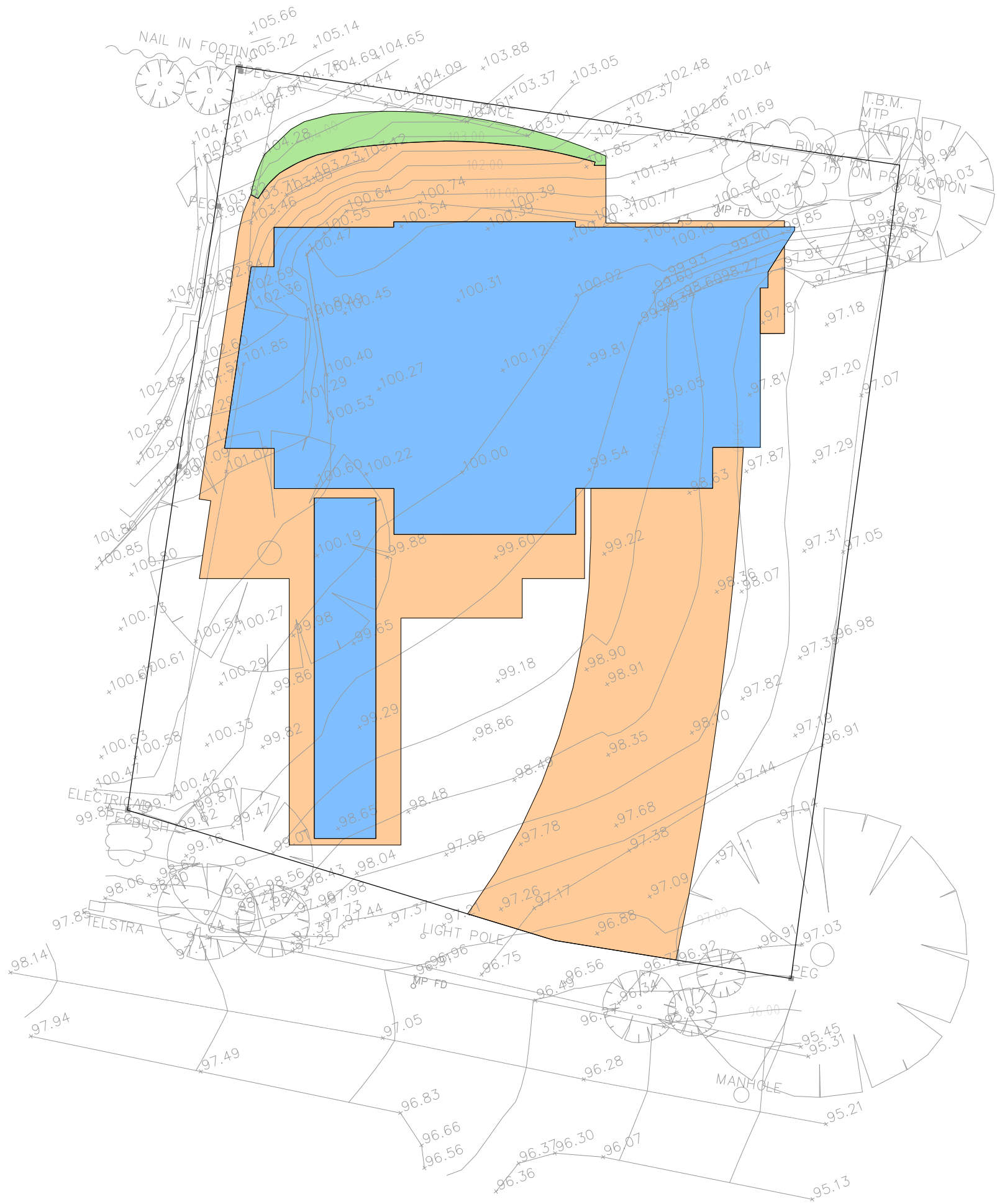


SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 20m  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 15m  
 SCALE BAR 1:200 (A1) - SCALE BAR 1:400 (A3) 10m  
 SCALE BAR 1:200 (A1) - SCALE BAR 1:400 (A3) 5m  
 SCALE BAR 1:100 (A1) - SCALE BAR 1:200 (A3) 9m  
 SCALE BAR 1:100 (A1) - SCALE BAR 1:200 (A3) 7m  
 SCALE BAR 1:100 (A1) - SCALE BAR 1:200 (A3) 5m  
 SCALE BAR 1:100 (A1) - SCALE BAR 1:200 (A3) 4m  
 SCALE BAR 1:100 (A1) - SCALE BAR 1:200 (A3) 3m  
 SCALE BAR 1:150 (A1) - SCALE BAR 1:300 (A3) 5m  
 SCALE BAR 1:150 (A1) - SCALE BAR 1:300 (A3) 4m  
 SCALE BAR 1:150 (A1) - SCALE BAR 1:300 (A3) 3m  
 SCALE BAR 1:150 (A1) - SCALE BAR 1:300 (A3) 2m  
 SCALE BAR 1:150 (A1) - SCALE BAR 1:300 (A3) 1m  
 SCALE BAR 1:150 (A1) - SCALE BAR 1:300 (A3) 2000mm  
 SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 1500  
 SCALE BAR 1:20 (A1) - SCALE BAR 1:40 (A3) 1000  
 SCALE BAR 1:20 (A1) - SCALE BAR 1:40 (A3) 500  
 SCALE BAR 1:20 (A1) - SCALE BAR 1:40 (A3) 400  
 SCALE BAR 1:20 (A1) - SCALE BAR 1:40 (A3) 300  
 SCALE BAR 1:20 (A1) - SCALE BAR 1:40 (A3) 200





LEGEND - POST DEVELOPMENT CATCHMENTS	
SYMBOL	DENOTES
	ROOF (C10 = 1.0)
	PAVEMENT (C10 = 0.9)
	LANDSCAPE (C10 = 0.2)










SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 200 400 600 800 1000 1500 2000mm  
 SCALE BAR 1:50 (A1) - SCALE BAR 1:100 (A3) 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100m  
 SCALE BAR 1:200 (A1) - SCALE BAR 1:400 (A3) 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100m







**Annotations**

-  Representor 8 - S Constantinou
-  Representor 6 - M & T Schneider
-  Representor 5 & 7 - J T Wong & L H Lim
-  Representor 4 - H Perry
-  Representor 3 - J Webb
-  Representor site 1 - C Simpson
-  Subject Site

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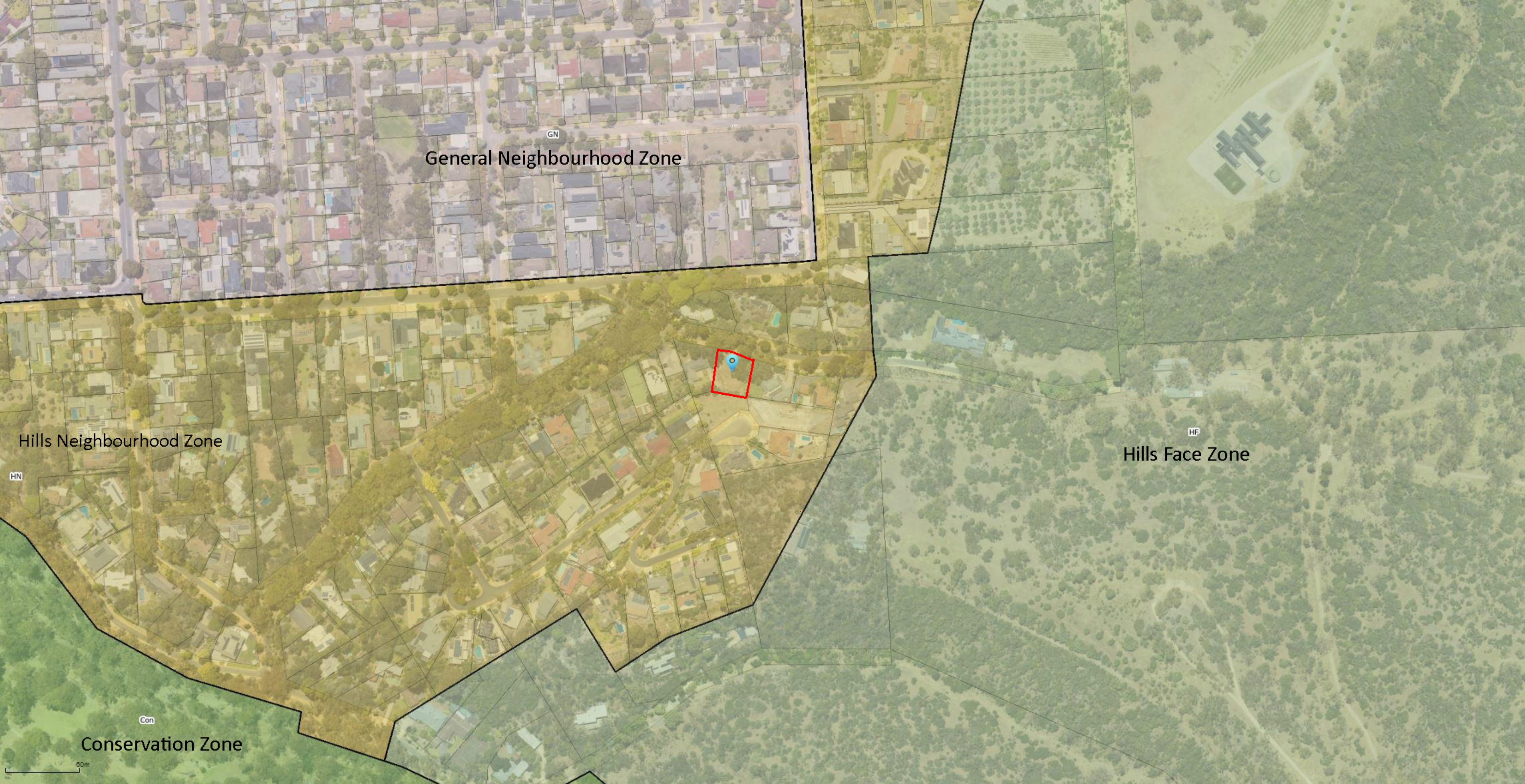
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Scale = 1:1200

50 m







General Neighbourhood Zone

GN

Hills Neighbourhood Zone

HN

Hills Face Zone

HF

Conservation Zone

Con

60m



# Details of Representations

## Application Summary

Application ID	22042859
Proposal	Three storey detached dwelling, deck, swimming pool and associated safety barriers, retaining walls
Location	3 SPRING GULLY RD ROSTREVOR SA 5073

## Representations

### Representor 1 - Carmel Simpson

Name	Carmel Simpson
Address	8 Spring Gully Rd ROSTREVOR SA, 5073 Australia
Submission Date	12/11/2023 07:41 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 with some concerns
<b>Reasons</b>	We are concerned that the height of the development is not in keeping with the other houses in the street . The house height is too high.

## Attached Documents

## Representations

**Representor 2** - dorothy Driver

Name	dorothy Driver
Address	P O Box 3045 NEWTON SA, 5074 Australia
Submission Date	13/11/2023 02:35 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 oppose the development

### Reasons

The proposed dwelling is not in keeping with the neighbourhood. It is an enormous (three-storey) Campbelltown-type mansion, taking over almost the entire block, leaving almost no space for vegetation. Other houses here have gardens at front and sides. The Adelaide Hills Council used to impose stricter regulations on height and footprint, and in no longer doing so are now threatening the ethos of the neighbourhood.

## Attached Documents

## Representations

### Representor 3 - Janet Webb

Name	Janet Webb
Address	4 Spring Gully Road ROSTREVOR SA, 5073 Australia
Submission Date	13/11/2023 11:51 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 with some concerns

#### Reasons

Our family have been residents of Spring Gully Road for almost 60 years and have welcomed the variety and mix of building designs that embrace our unique community. We are happy with the proposed aesthetics of this home. However, we seek clarification/assurance regarding the following: 1. That as the proposed dwelling is 3 stories high, that the overall height of the dwelling is compliant with the approved council guidelines 2. That the privacy of the residents at No. 1 Spring Gully Road will be considered due to the proposed deck that will face their property. 3. That consideration be given to the implications of the building height on the shading of the property at No 5 Spring Gully Road 4. That the Maple trees to be planted along Spring Gully Road will be mature and provide immediate screening

## Attached Documents



## Representations

### Representor 4 - Heath Perry

Name	Heath Perry
Address	5 Spring Gully Road ROSTREVOR SA, 5073 Australia
Submission Date	13/11/2023 09:35 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 oppose this development for the following reasons: 1. The proposed build is three stories and of 11.6m in height, both of which do not meet the planning regulations that apply to this development with regards to metres and levels. There are areas of the land which will be filled, further increasing the height of the home. This is not consistent with the current slopes of the land on the street and the existing homes. It has a significantly steep pitched roof of 35-40 degrees which is well above the standard roof pitch. This will have the following impact on our home: - It will block the natural sunlight into our backyard at periods throughout the year, impacting upon the usage of our own backyard and our garden. - Due to the pitch of the roof and the red terra-cotta tiles, the heat reflection from the tiles will be significant, resulting in radiating heat coming towards our house. Not only may this increase the heat in our home, it will also impact upon our garden. - In keeping with the street and the fall of the blocks, no other home imposes so significantly on their next-door neighbour as is proposed in this development. Having purchased a block that is higher than 3 Spring Gully, we would never have expected that we would have a home built on the lower lying block that would be of equal or similar height to our own. - We will lose the view of the natural environment (tree tops) which is part of the attraction of living in the Adelaide Hills Council area. - We have significant wildlife (e.g. magpies, koalas) in the street and particularly around 1, 3 and 5 Spring Gully Road. The size of the proposed development (i.e. the height) will impact upon the native fauna which inhabits the area. 2. The proposed size, materials and visuals of the development are not in keeping with the natural look and feel of the street or what makes living in the Adelaide Hills council attractive. It does not complement the height of nearby buildings and will create a significant visual impact on the street, not in keeping with the existing dwellings. We also want to ensure that the trees mentioned in the report remain untouched, especially the one between 3 & 5 Spring Gully, as it is home to lots native of wildlife (i.e. koalas, magpies, kookaburras, parrots, cockatoos).

#### Attached Documents

AdditionalInformationForSubmissionForApplication22042859-HeathPerry-6931318.pdf

View from our backyard and the tree between the two properties. The top of the tree is of a similar height to the proposed development. This provides a guide as to the size and the impact of the proposed development.





View from our second storey balcony in comparison to the tree. This again provides some guidance as to the significance of the height of the build and the impact on our home.





The fall from our backyard to that of 3 Spring Gully. This demonstrates the natural slopes of the land and highlights the significance of the proposed build.





The incline from 3 Spring Gully to our home. This demonstrates the natural slopes of the land and again highlights the significance in height of the proposed build.



## Representations

### Representor 5 - Jsun Teck Wong

Name	Jsun Teck Wong
Address	7 Spring Gully Rd ROSTREVOR SA, 5073 Australia
Submission Date	14/11/2023 01:11 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

1. According to the floorplan, the building from the ground floor to the roof ridge is 8.675m, which exceeds the policy (TNV). 2. The total building height is 11.59m. This development comprises 3 levels, while TNV stipulates a maximum building height of 2 levels. 3. The house on the left at 5 Spring Gully Rd, Rostrevor, is a double-story house on higher ground. From the development plan view, the new development will be higher than 5 Spring Gully Rd. 4. I have concerns about the shadow diagrams (PA.5) on the document plan. The neighboring houses will appear much closer than what has been shown. 5. According to the floor plan, the garage level is 2.92m, the ground floor is 2.98m, and the first floor is 5.695m. The height will definitely block the view of most houses. I strongly disagree and would like the council to re-review the development plan. This will impact the lovely neighborhood area and take away the unique characteristics of the surroundings. Most of the houses on this street were built in the 90s. This development is unfair to the surrounding neighborhood because the reason we moved into the area is to enjoy the natural habitat and a pleasant view, rather than having high-rise buildings.

## Attached Documents



## Representations

### Representor 6 - Mark and Tracy Schneider

Name	Mark and Tracy Schneider
Address	9 Spring Gully Road ROSTREVOR SA, 5073 Australia
Submission Date	15/11/2023 09:23 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 with some concerns

#### Reasons

We are residents of Spring Gully Road and our only concern about the proposed 3 storey dwelling at number 3 is the height of the building. We believe that the proposed dwelling's height, being much higher than the current maximum guidelines, will negatively impact the overall streetscape. To the best of our knowledge, no other dwellings in the street exceed the maximum height from natural ground guidelines. Our area is a very rural one and the proposed 3 storey dwelling will not complement the surroundings in our opinion. There is also the concern that the height may block a significant amount of natural sunlight to number 5 and also their current views. We are also uncertain as to whether the privacy of number 1 may be affected with the height and position of the proposed residence's front deck.

#### Attached Documents

## Representations

### Representor 7 - Li Hui Lim

Name	Li Hui Lim
Address	7 Spring Gully Rd ROSTREVOR SA, 5073 Australia
Submission Date	15/11/2023 11:11 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
<b>Reasons</b>	
<p>The building design does not comply with the standards: The building height is 11.6m, whereas the maximum allowable building height is stated as 8m. The building consists of 3 levels, while the maximum permitted level is 2. All the houses on Spring Gully Rd have a maximum of 2 levels. The new development will be unfair to the existing neighboring area and will obstruct the views of their neighbors and the surrounding area. The unique and special characteristics of this street should be preserved.</p>	

### Attached Documents

## Representations

### Representor 8 - Samantha Constantinou

Name	Samantha Constantinou
Address	1 SPRING GULLY ROAD ROSTREVOR SA, 5073 Australia
Submission Date	17/11/2023 01:54 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
<b>Reasons</b>	
Supporting Documents attached in Step 3	

### Attached Documents

22042859ConstantinouRepresentation-6957602.pdf

Dimitri (James) & Samantha Constantinou  
1 Spring Gully Road  
ROSTREVOR SA 5073  
15 November 2023

Dear Sir/Madam

I refer to the housing application of 3 Spring Gully Road Rostrevor (Application No. 22042859) lodged in the council region of Adelaide Hills Council.

Respectfully, we wish to highlight some of our concerns which we fear will impact our family and our home, in a substantial manner.

1. The proposed positioning of the outdoor deck will have a major impact on our privacy. The proposed positioning gives the new property a view of our entire backyard from an elevated position. Our backyard is our only private outdoor area which runs off of our living areas. Any person standing on the proposed deck has full and unobstructed vision of two of our four bedrooms and the entirety of our kitchen, dining and living spaces. We have a nearly 2-year-old child and are planning on adding to our family in the near future. As a result, our privacy is paramount and we wish to keep our backyard a safe and private space for our growing family.

2. We are also concerned of the overall height of the proposed dwelling. It is a significant height, standing at nearly 11.6 metres from the base to the peak of the gable. As well as its towering height, our understanding is that the base of the structure will begin at over a metre higher than the level of our land, making it nearly 13 meters high when standing in our back yard. For comparison, a double decker bus averages a height of 4.4 metres, so please imagine our view of the equivalent of three double decker buses stacked on top of each other, when we are in our kitchen, living and dining rooms or our bedrooms and backyard.

3. Another significant concern is the slope of the block and all the run off of water and dirt/mud that will run onto our property. (Please see photos for reference). Our understanding from the plans, is that there will not be any retaining walls or concrete plinths. Of course, this is not a cost we were expecting the owners to pay for in full. The mud and sludge run off is something we have noticed whilst living here and we assumed that due to the huge difference in the ground level between the two properties, that retaining would have to be erected once our neighbours' property was built on

In summary, we are a young, easy-going family that has been living in this suburb, without incident, for the past two years. We have a wonderful rapport with our neighbours and others in our area. We are also looking forward to building a long and happy friendship with our new neighbours and do not want to cause them any issues, but the proposed development, as it presently stands, is causing us major stress.

I can be contacted on \_\_\_\_\_ to discuss this matter further.  
We thank you for your time.

Yours Sincerely,

James & Samantha Constantinou.



This is the view we will get from all of our backyard, kitchen, living, dining and bedrooms; the proposed deck is sitting on the middle floor. Ground base of the deck height from our backyard is roughly 4m high giving the average 1.7 meter person the elevated view of our backyard at the height of 5.7 meters. Please note I did not have the correct programming to do this picture to scale, but for the purpose of the exercise I did it a considerable amount smaller than what it will actually be, just for some reference.





This is the view of our backyard from the edge of the proposed deck. Please keep in mind this picture was taken at the current height of the block not including a small amount of back filling, another level below it and the 1-meter height difference between our block and the starting height of the dwelling. The average person 1.7 meters will have an elevated view of at least 5.7 meters. This will give anyone standing on the deck a bird's eye view of our backyard and house. We find this angle very confronting as it really shows how little privacy, we will have left.





This photo shows the slope falling towards our boundary line that we are concerned we will get a considerable amount of water, and dirt under our fence causing rusting issues and excessive mess. This could be easily rectified with a couple retaining sleepers under a proposed fence.



Hi Darren,

We have listened to and made amendments in light of the representations.

We propose a best fit design that satisfies, as well as possible, the demands of the representations in as elegant a fashion as possible. However, we also want to continue to authentically capture the vision of the house, which we feel remains contextually relevant, and is the liking of our clients.

- We have drastically reduced the 'build and scale' of the building by a reduction in floor to ceiling heights on all levels and importantly an 'in-Roof' style upper level which is appropriate and workable spatially.
- The building has been sunken further into the ground. This will necessitate a subtly retaining and battered solution along western garden. This achieves a non-intrusive 8.2m maximum height frontage which is only marginally over the council guidelines.

Given the steep roof pitch has transformed the upper level into a street presentation of 'Roof language' we are hoping the council can make this small consideration.

- As can be seen from the elevations and sections, the majority of the garage is buried into the ground and coupled with the 'in-Roof' level the dwelling barely presents as 2 storeys. This echoes with other neighbour 2 -storey buildings and blends seamlessly to the surrounding neighbourhood and we would suggest is to an extent, dwarfed by our immediate built context.
- Imprinting our extensive screening to the western deck should satisfy council guidelines in this regard.
- As per provided shadow diagram, the proposed building heights does not warrant any reasonable concerns overshadowing neighbour land.

On the whole, we are feeling positive about how the building is evolving as well as the gesture of the building in the landscape being congruent with the visions of both our client and their neighbours. As you can no doubt understand, in recognising the extent to which our client has compromised, that we propose this in good faith, and with not too much for them to move.

We are looking forward to hearing from you soon.

Kind Regards,  
Van Nguyen

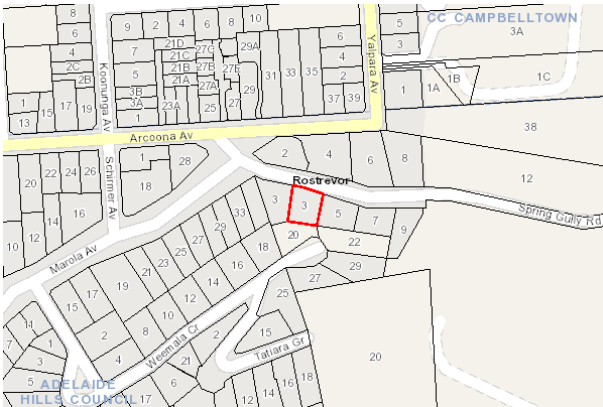


**3 SPRING GULLY RD ROSTREVOR SA 5073**

**Address:**

Click to view a detailed interactive [SAILIS](#) in SAILIS

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



**Property Zoning Details**

- Zone**
  - Hills Neighbourhood
- Overlay**
  - Affordable Housing
  - Hazards (Bushfire - Urban Interface)
  - Hazards (Flooding - Evidence Required)
  - Prescribed Wells Area
  - Regulated and Significant Tree
  - Stormwater Management
  - Urban Tree Canopy
  - Water Resources
- Local Variation (TNV)**
  - Maximum Building Height (Metres) *(Maximum building height is 8m)*
  - Maximum Building Height (Levels) *(Maximum building height is 2 levels)*
  - Gradient Minimum Frontage (Detached) *(Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m)*
  - Gradient Minimum Frontage (Semi-detached) *(Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m)*
  - Gradient Minimum Site Area (Detached) *(Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1000sqm; 1-in-8 to 1-in-4 is 1000sqm; greater than 1-in-4 is 1000sqm)*
  - Gradient Minimum Site Area (Semi-detached) *(Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 850sqm; 1-in-8 to 1-in-4 is 850sqm; greater than 1-in-4 is 850sqm)*

**Development Pathways**

■ Hills Neighbourhood

1. Accepted Development

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

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

2. Code Assessed - Deemed to Satisfy

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

- Ancillary accommodation
- Carport
- Outbuilding
- Replacement building
- Temporary accommodation in an area affected by bushfire
- Verandah

3. Code Assessed - Performance Assessed

Performance Assessed development types listed below are those for which the Code identifies relevant policies.

Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Ancillary accommodation
- Carport
- Demolition
- Detached dwelling
- Dwelling addition
- 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

### Hills Neighbourhood Zone

#### Assessment Provisions (AP)

Desired Outcome	
DO 1	Development provides a complementary transition to adjacent natural and rural landscapes. Low density housing minimises disturbance to natural landforms and existing vegetation to mitigate the visible extent of buildings, earthworks and retaining walls.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Predominantly low density residential development with complementary non-residential uses compatible with natural landforms and a low density residential character.	DTS/DPF 1.1 Development comprises one or more of the following:  (a) Ancillary accommodation (b) Consulting room (c) Dwelling (d) Office (e) Open space (f) Shop (g) Recreation area.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following:  (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m <sup>2</sup> gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage  (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:

	<ul style="list-style-type: none"> <li>(i) the building is a State or Local Heritage Place</li> <li>(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes</li> </ul> <p>(c) is located more than 500m from an Activity Centre and satisfies one of the following:</p> <ul style="list-style-type: none"> <li>(i) does not exceed 100m<sup>2</sup> gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road</li> <li>(ii) does not exceed 200m<sup>2</sup> gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road</li> </ul> <p>(d) the development site abuts an Activity Centre and all the following are satisfied:</p> <ul style="list-style-type: none"> <li>(i) it does not exceed 200m<sup>2</sup> gross leasable floor area (individually or combined, in a single building)</li> <li>(ii) the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following:             <ul style="list-style-type: none"> <li>A. 50% of the existing gross leasable floor area within the Activity Centre</li> <li>B. 1000m<sup>2</sup>.</li> </ul> </li> </ul>				
<p>PO 1.3</p> <p>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> <li>(a) small scale commercial uses such as offices, shops and consulting rooms</li> <li>(b) community services such as educational establishments, community centres, places of worship, pre-schools, and other health and welfare services</li> <li>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities</li> <li>(d) open space and recreation facilities.</li> </ul>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>				
<p>PO 1.4</p> <p>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>				
<p>PO 1.5</p> <p>Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</p>	<p>DTS/DPF 1.5</p> <p>Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied:</p> <ul style="list-style-type: none"> <li>(a) set back at least 3m from any boundary shared with a residential land use</li> <li>(b) building height not exceeding 1 building level</li> <li>(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration</li> <li>(d) 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.</li> </ul>				
<p>Site Dimensions and Land Division</p>					
<p>PO 2.1</p> <p>Allotments/sites created for residential purposes are of suitable size and dimension to accommodate residential development that is sensitive to the natural topography and compatible with the housing pattern in the locality.</p>	<p>DTS/DPF 2.1</p> <p>Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <ul style="list-style-type: none"> <li>(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):</li> </ul> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"><b>Gradient Minimum Site Area (Detached)</b></td> </tr> <tr> <td>Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1000sqm; 1-in-8 to 1-in-4 is 1000sqm; greater than 1-in-4 is 1000sqm</td> </tr> <tr> <td style="text-align: center;"><b>Gradient Minimum Site Area (Semi-detached)</b></td> </tr> <tr> <td>Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 850sqm; 1-in-8 to 1-in-4 is 850sqm; greater than 1-in-4 is 850sqm</td> </tr> </table> <p>and</p>	<b>Gradient Minimum Site Area (Detached)</b>	Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1000sqm; 1-in-8 to 1-in-4 is 1000sqm; greater than 1-in-4 is 1000sqm	<b>Gradient Minimum Site Area (Semi-detached)</b>	Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 850sqm; 1-in-8 to 1-in-4 is 850sqm; greater than 1-in-4 is 850sqm
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Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 850sqm; 1-in-8 to 1-in-4 is 850sqm; greater than 1-in-4 is 850sqm					



	<p>(b) site frontages (or allotment frontages in the case of land division) are not less than:</p> <table border="1" data-bbox="831 174 1528 331"> <tr> <td style="text-align: center;"><b>Gradient Minimum Frontage (Detached)</b></td> </tr> <tr> <td>Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m</td> </tr> <tr> <td style="text-align: center;"><b>Gradient Minimum Frontage (Semi-detached)</b></td> </tr> <tr> <td>Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m</td> </tr> </table> <p>In relation to DTS/DPF 2.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the relevant Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(d) no value is returned in DTS/DPF 2.1(a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p>	<b>Gradient Minimum Frontage (Detached)</b>	Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m	<b>Gradient Minimum Frontage (Semi-detached)</b>	Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m
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<b>Gradient Minimum Frontage (Semi-detached)</b>					
Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m					
<p>PO 2.2 Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</p>	<p>DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment:</p> <p>(a) The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1</p> <p>(b) If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:</p> <ul style="list-style-type: none"> <li>(i) Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>(ii) Car parking requirements 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.</li> </ul>				
Site coverage					
<p>PO 3.1 Building footprints consistent with the character and pattern of a low-density suburban neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1 The development does not result in site coverage exceeding:</p> <ul style="list-style-type: none"> <li>(a) On sites with a gradient more than 1-in-8, 40%</li> <li>(b) On sites with a gradient less than 1-in-8, 50%.</li> </ul>				
Building Height					
<p>PO 4.1 Buildings contribute to a low-rise suburban character and complement the height of nearby buildings.</p>	<p>DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than:</p> <p>(a) the following:</p> <table border="1" data-bbox="831 1317 1528 1429"> <tr> <td style="text-align: center;"><b>Maximum Building Height (Metres)</b></td> </tr> <tr> <td>Maximum building height is 8m</td> </tr> <tr> <td style="text-align: center;"><b>Maximum Building Height (Levels)</b></td> </tr> <tr> <td>Maximum building height is 2 levels</td> </tr> </table> <p>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</p> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Maximum building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development.</p> <p>(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>	<b>Maximum Building Height (Metres)</b>	Maximum building height is 8m	<b>Maximum Building Height (Levels)</b>	Maximum building height is 2 levels
<b>Maximum Building Height (Metres)</b>					
Maximum building height is 8m					
<b>Maximum Building Height (Levels)</b>					
Maximum building height is 2 levels					
Primary Street Setback					
<p>PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p>DTS/DPF 5.1 The building line of a building set back from the primary street boundary:</p> <ul style="list-style-type: none"> <li>(a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)</li> <li>(b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building or</li> <li>(c) not less than 8m where no building exists on an adjoining site with the same primary street frontage.</li> </ul>				

Secondary Street Setback	
<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce streetscape character.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the boundary of the allotment with a secondary street frontage:</p> <ul style="list-style-type: none"> <li>(a) no less than:                             <ul style="list-style-type: none"> <li>(i) on sites with a site gradient greater than 1-in-8: 1900mm</li> <li>(ii) on sites with a site gradient less than 1-in-8: at least 900mm</li> </ul> </li> <li>or</li> <li>(b) if a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street</li> </ul> <p>(being, if relevant, the lesser of the 2 distances).</p>
Boundary Walls	
<p>PO 7.1</p> <p>Boundary walls are limited in height and length to manage impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur on only one side boundary and satisfy (a) or (b) below:</p> <ul style="list-style-type: none"> <li>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</li> <li>(b) side boundary walls do not:                             <ul style="list-style-type: none"> <li>(i) exceed 3.2m in height from the lower of the natural or finished ground level</li> <li>(ii) exceed 8m in length</li> <li>(iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary</li> <li>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.</li> </ul> </li> </ul>
<p>PO 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.</p>	<p>DTS/DPF 7.2</p> <p>Dwelling walls in a semi-detached, row or terrace arrangement are set back from side boundaries shared with allotments outside the development site at least the minimum distance identified in DTS/DPF 8.1.</p>
Side Boundary Setback	
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that complements the established character of the locality</li> <li>(b) access to natural light and ventilation for neighbours.</li> </ul>	<p>DTS/DPF 8.1</p> <p>Building walls not sited on side boundaries set back from the side boundary at least:</p> <ul style="list-style-type: none"> <li>(a) on sites with a site gradient greater than 1-in-8:                             <ul style="list-style-type: none"> <li>(i) Other than a wall facing a southern boundary, 1900mm</li> <li>(ii) For walls facing a southern boundary, at least 1900mm plus 1/3 of the wall height above 3m measured from the top of the footings</li> </ul> </li> <li>(b) on sites with a site gradient less than 1-in-8, and other than walls located on a side boundary:                             <ul style="list-style-type: none"> <li>(i) at least 900mm where the wall is up to 3m measured from the top of the footings</li> <li>(ii) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m measured from the top of the footings</li> <li>(iii) for walls facing a southern side boundary, at least 1900mm plus 1/3 of the wall height above 3m measured from the top of the footings.</li> </ul> </li> </ul>
Rear Boundary Setback	
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that complements the established character of the locality</li> <li>(b) access to natural light and ventilation for neighbours</li> <li>(c) private open space</li> <li>(d) space for landscaping and vegetation.</li> </ul>	<p>DTS/DPF 9.1</p> <p>Buildings are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> <li>(a) 4m for the first building level</li> <li>(b) 6m for any second building level.</li> </ul>
Built Form and Character	
<p>PO 10.1</p> <p>Development that would be prominently visible from the Adelaide plains or urban areas within regional cities and townships:</p> <ul style="list-style-type: none"> <li>(a) achieves a profile that blends with the topography of the land</li> <li>(b) avoids the use of bright and highly reflective external materials and finishes</li> <li>(c) incorporates existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale.</li> </ul>	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>
<p>PO 10.2</p>	<p>DTS/DPF 10.2</p>

<p>Development of more than 1 building level in height takes account of its height and bulk relative to adjoining dwellings by:</p> <ul style="list-style-type: none"> <li>(a) incorporating stepping in the design in accordance with the slope of the land</li> <li>(b) where appropriate, setting back the upper level a greater distance from front and side boundaries than the lower level.</li> </ul>	<p>None are applicable.</p>
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Earthworks and retaining

<p>PO 11.1 Buildings sited and designed to integrate with the natural topography of the land using measures such as split level building construction and other approaches that minimise the extent of cut and fill.</p>	<p>DTS/DPF 11.1 None are applicable.</p>
<p>PO 11.2 Vegetation is used to screen buildings and excavation or filling from view.</p>	<p>DTS/DPF 11.2 None are applicable.</p>
<p>PO 11.3 Retaining walls are stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping.</p>	<p>DTS/DPF 11.3 Retaining walls:</p> <ul style="list-style-type: none"> <li>(a) do not retain more than 1.5m in height or</li> <li>(b) where more than 1.5m is to be retained in total, are stepped in a series of low walls each not exceeding 1m in height and separated by at least 700mm.</li> </ul>

Ancillary Buildings and Structures

<p>PO 12.1 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.</p>	<p>DTS/DPF 12.1 Ancillary buildings:</p> <ul style="list-style-type: none"> <li>(a) are ancillary to a dwelling erected on the same site</li> <li>(b) have a floor area not exceeding 60m<sup>2</sup></li> <li>(c) are not constructed, added to or altered so that any part is situated:             <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the dwelling to which it is ancillary or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport:             <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> <li>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:                 <ul style="list-style-type: none"> <li>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</li> <li>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</li> </ul> </li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 8m unless:             <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</li> <li>(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</li> </ul> </li> <li>(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</li> <li>(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</li> <li>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</li> <li>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</li> <li>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</li> <li>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</li> <li>(l) a total area as determined by the following table:</li> </ul> <table border="1" data-bbox="890 1816 1528 2128"> <thead> <tr> <th data-bbox="890 1816 1321 1928">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1321 1816 1528 1928">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="890 1928 1321 1966">&lt;150</td> <td data-bbox="1321 1928 1528 1966">10%</td> </tr> <tr> <td data-bbox="890 1966 1321 2018">150-200</td> <td data-bbox="1321 1966 1528 2018">15%</td> </tr> <tr> <td data-bbox="890 2018 1321 2078">201-450</td> <td data-bbox="1321 2018 1528 2078">20%</td> </tr> <tr> <td data-bbox="890 2078 1321 2128">&gt;450</td> <td data-bbox="1321 2078 1528 2128">25%</td> </tr> </tbody> </table>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	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 12.2 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 12.2 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.
Advertisements	
PO 13.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 13.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m <sup>2</sup> and mounted flush with a wall or fence.

### Table 5 - Procedural Matters (PM) - Notification

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

#### Interpretation

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following:  1. residential flat building(s) of 3 or more building levels 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
3. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) residential flat building (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool (p) verandah (q) water tank.	Except development that:  1. exceeds the maximum building height specified in Hills Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (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 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall 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):	Except development that:

<ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Hills Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. does not satisfy any Hills Neighbourhood Zone DTS/DPF 1.2 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:                         <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) internal building works</li> <li>(b) land division</li> <li>(c) recreation area</li> <li>(d) replacement building</li> <li>(e) temporary accommodation in an area affected by bushfire</li> <li>(f) tree damaging activity.</li> </ul>	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> <li>1. the demolition of a State or Local Heritage Place</li> <li>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ul>
<p>7. Retaining wall.</p>	<p>Except retaining wall that does not satisfy Hills Neighbourhood Zone DTS/DPF 11.3.</p>

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

None specified.

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

None specified.

**Part 3 - Overlays**

**Affordable Housing Overlay**

**Assessment Provisions (AP)**

Desired Outcome	
DO 1	Affordable housing is integrated with residential and mixed use development.
DO 2	Affordable housing caters for a variety of household structures.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1	DTS/DPF 1.1

Development comprising 20 or more dwellings / allotments incorporates affordable housing.	Development results in 0-19 additional allotments / dwellings.
<p>PO 1.2</p> <p>Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.</p>	<p>DTS/DPF 1.2</p> <p>Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where:</p> <ul style="list-style-type: none"> <li>(a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or</li> <li>(b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.</li> </ul>
<p>PO 1.3</p> <p>Affordable housing is distributed throughout the development to avoid an overconcentration.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
Built Form and Character	
<p>PO 2.1</p> <p>Affordable housing is designed to complement the design and character of residential development within the locality.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Affordable Housing Incentives	
<p>PO 3.1</p> <p>To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.</p>	<p>DTS/DPF 3.1</p> <p>The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.</p>
<p>PO 3.2</p> <p>To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.</p>	<p>DTS/DPF 3.2</p> <p>Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:</p> <ul style="list-style-type: none"> <li>(a) Business Neighbourhood Zone</li> <li>(b) City Living Zone</li> <li>(c) Established Neighbourhood Zone</li> <li>(d) General Neighbourhood Zone</li> <li>(e) Hills Neighbourhood Zone</li> <li>(f) Housing Diversity Neighbourhood Zone</li> <li>(g) Neighbourhood Zone</li> <li>(h) Master Planned Neighbourhood Zone</li> <li>(i) Master Planned Renewal Zone</li> <li>(j) Master Planned Township Zone</li> <li>(k) Rural Neighbourhood Zone</li> <li>(l) Suburban Business Zone</li> <li>(m) Suburban Neighbourhood Zone</li> <li>(n) Township Neighbourhood Zone</li> <li>(o) Township Zone</li> <li>(p) Urban Renewal Neighbourhood Zone</li> <li>(q) Waterfront Neighbourhood Zone</li> </ul> <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> <li>(a) the development is located within the Character Area Overlay or Historic Area Overlay or</li> <li>(b) other height incentives already apply to the development.</li> </ul>
Movement and Car Parking	
<p>PO 4.1</p> <p>Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p>	<p>DTS/DPF 4.1</p> <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> <li>(i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service<sup>(2)</sup></li> <li>(ii) is within 400 metres of a bus interchange<sup>(1)</sup></li> <li>(iii) is within 400 metres of an O-Bahn interchange<sup>(1)</sup></li> <li>(iv) is within 400 metres of a passenger rail station<sup>(1)</sup></li> <li>(v) is within 400 metres of a passenger tram station<sup>(1)</sup></li> <li>(vi) is within 400 metres of the Adelaide Parklands.</li> </ul> </li> <li>or</li> <li>(b) 1 carpark per dwelling for any other dwelling.</li> </ul>



[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.]

### 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 for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the <i>South Australian Housing Trust Regulations 2010</i> ).	Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i> .	To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.	Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

### Hazards (Bushfire - Urban Interface) Overlay

#### Assessment Provisions (AP)

Desired Outcome	
DO 1	<p>Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk:</p> <ul style="list-style-type: none"> <li>(a) allow access through to bushfire risk areas</li> <li>(b) are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack</li> <li>(c) facilitate evacuation to areas safe from bushfire danger.</li> </ul>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Land division creating public roads or resulting in 10 or more new allotments is designed to make provision for emergency vehicle access through to the bushfire risk area.	DTS/DPF 1.1 Land division creates less than 10 allotments and/or does not involve the creation of public roads.
PO 1.2 Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	DTS/DPF 1.2 Land division does not involve the creation of public roads.
PO 1.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	DTS/DPF 1.3 Land division creates less than 10 allotments.
PO 1.4 Land division creating public roads or resulting in 10 or more new allotments incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve	DTS/DPF 1.4 Land division creates less than 10 allotments and/or does not involve the creation of public roads.

adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	
<p>PO 1.5</p> <p>Land division does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p>	<p>DTS/DPF 1.5</p> <p>Land division does not create or rely on fire tracks.</p>
<p>PO 1.6</p> <p>Land division resulting in 10 or more new allotments and within 100m a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.</p>	<p>DTS/DPF1.6</p> <p>Land division is not located within 100m of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay or does not create 10 or more new allotments.</p>
Vehicle Access - Roads, Driveways and Fire Tracks	
<p>PO 2.1</p> <p>Roads that are within 100 metres of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> <li>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel</li> <li>(b) evacuation of residents, occupants and visitors.</li> </ul>	<p>DTS/DPF 2.1</p> <p>Any proposed new roads are not within 100m of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay or</p> <ul style="list-style-type: none"> <li>(a) are constructed with a formed, all-weather surface</li> <li>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road</li> <li>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road</li> <li>(d) have a minimum formed road width of 6m</li> <li>(e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)</li> <li>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</li> <li>(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:             <ul style="list-style-type: none"> <li>(i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or</li> <li>(ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)</li> </ul> </li> <li>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</li> </ul>

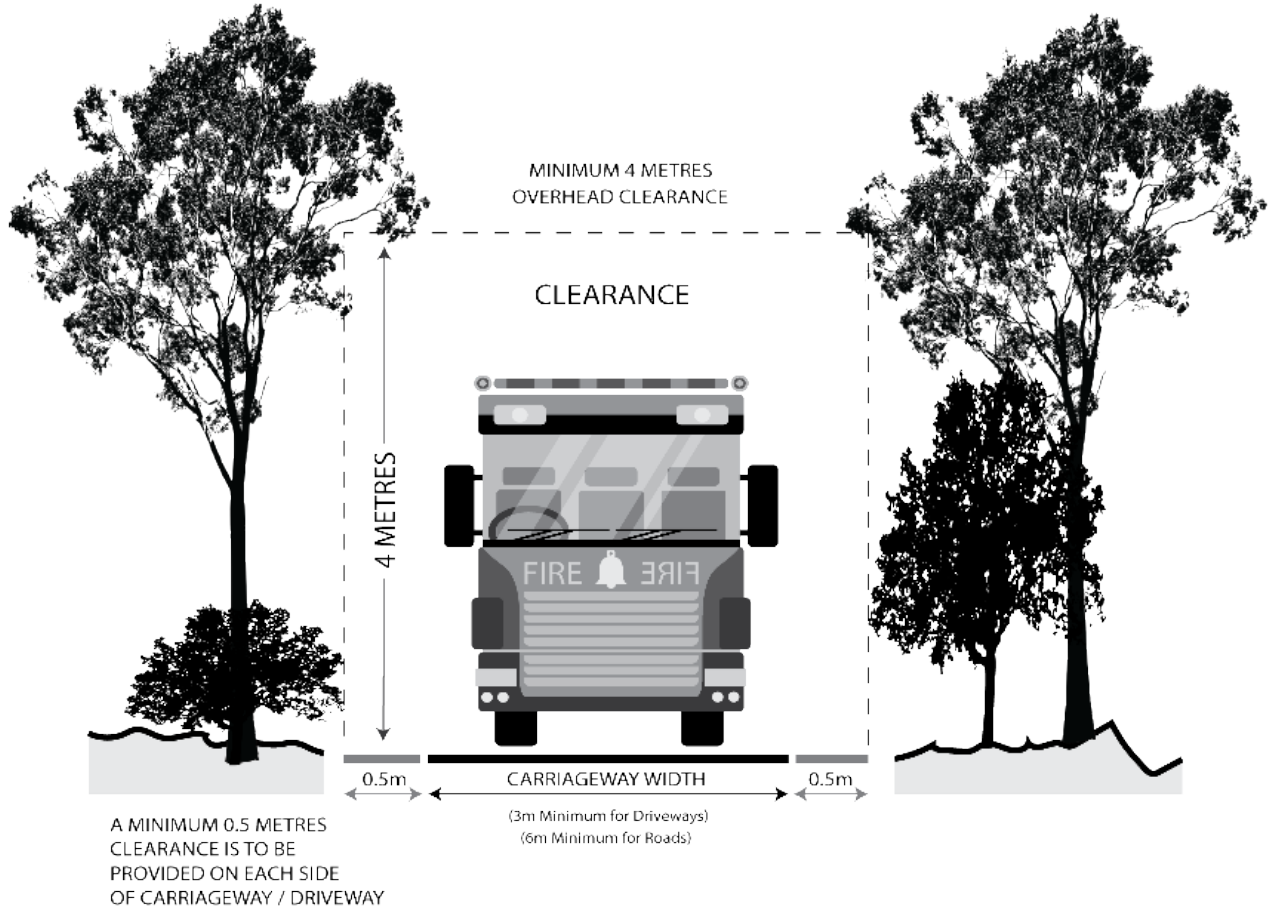
**Procedural Matters (PM) - Referrals**

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

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

**Figures and Diagrams**

Fire Engine and Appliance Clearances
Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

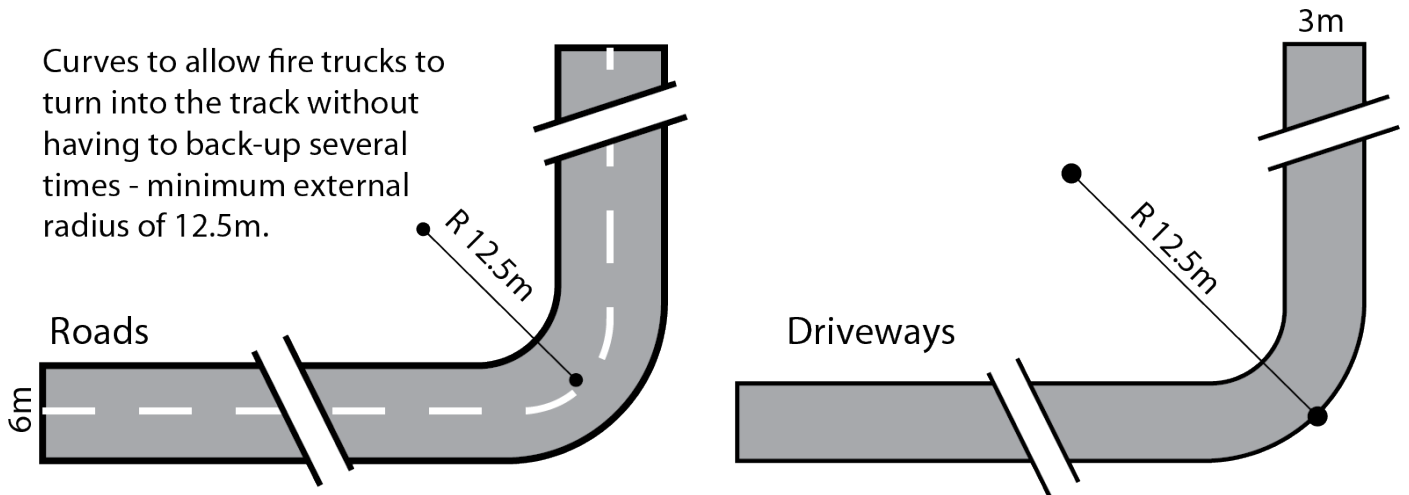


Figure 3 - Full Circle Turning Area

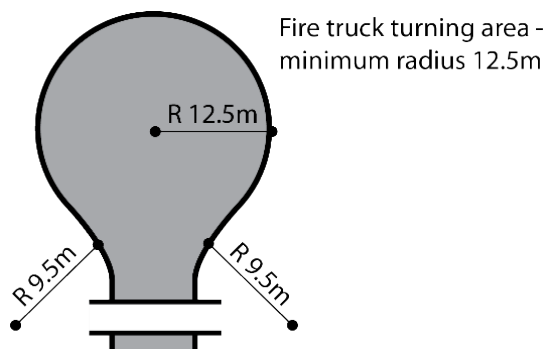


Figure 4 - 'T' or 'Y' Shaped Turning Head

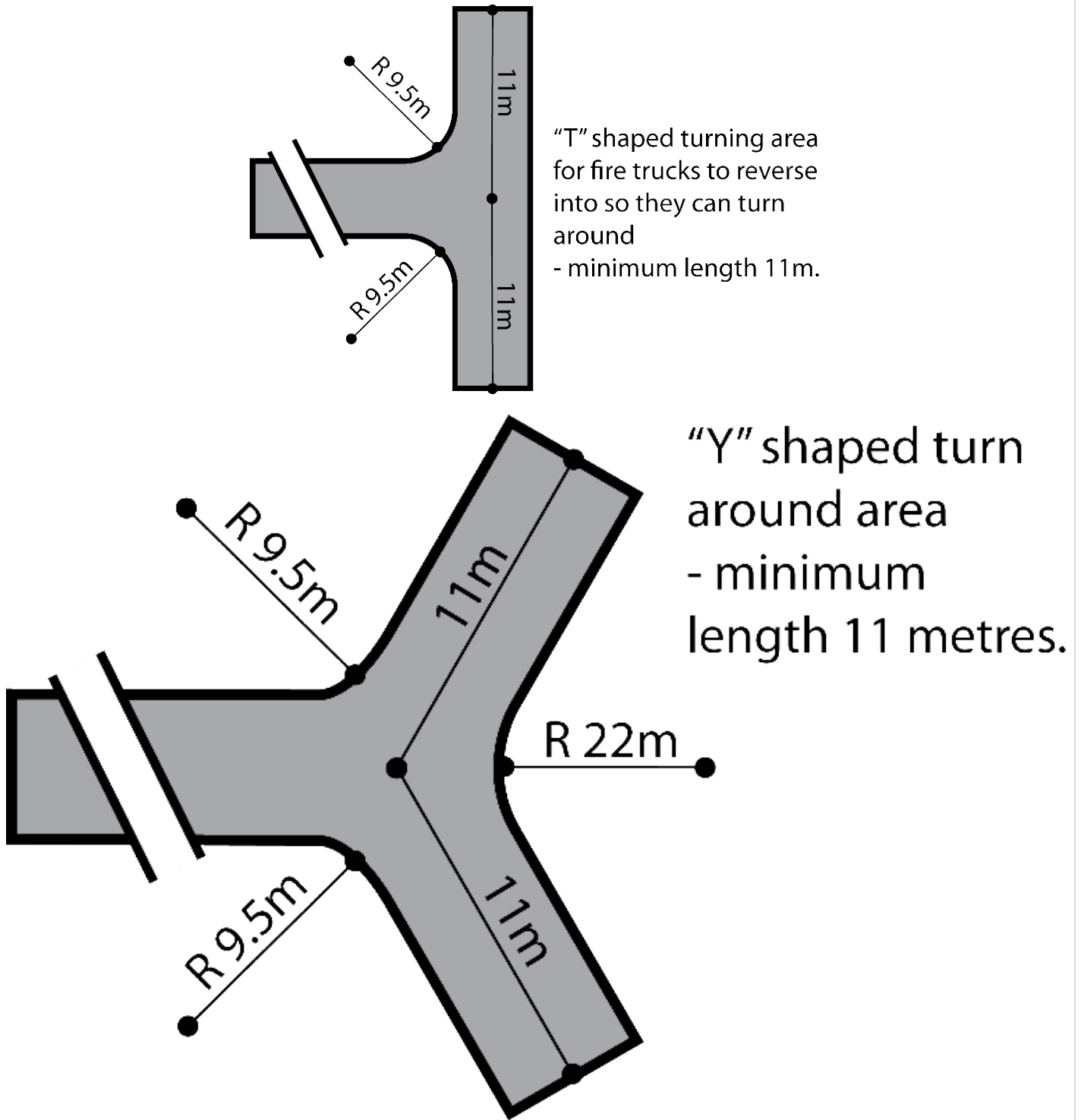
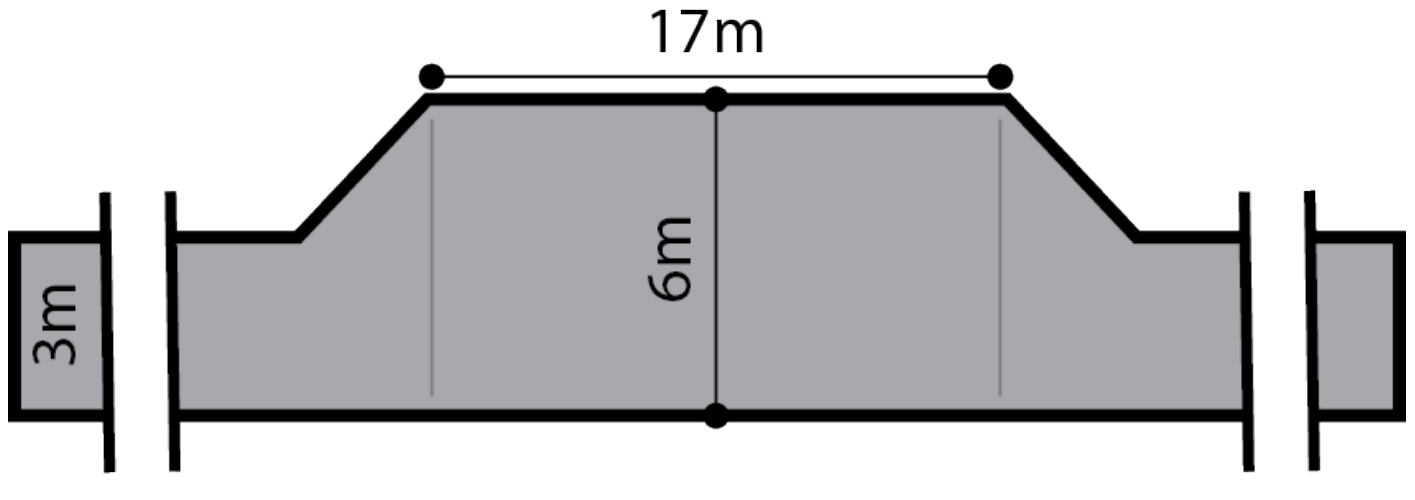


Figure 5 - Driveway Passing Bays



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



## Hazards (Flooding - Evidence Required) Overlay

### Assessment Provisions (AP)

#### Desired Outcome

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: <ul style="list-style-type: none"> <li>(a) the highest point of top of kerb of the primary street</li> <li>or</li> <li>(b) the highest point of natural ground level at the primary street boundary where there is no kerb</li> </ul>
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

### 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
<p>PO 1.1</p> <p>All development, but in particular involving any of the following:</p> <ul style="list-style-type: none"> <li>(a) horticulture</li> <li>(b) activities requiring irrigation</li> <li>(c) aquaculture</li> <li>(d) industry</li> <li>(e) intensive animal husbandry</li> <li>(f) commercial forestry</li> </ul> <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> <li>(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or</li> <li>(b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.</li> </ul>

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> <li>(a) horticulture</li> <li>(b) activities requiring irrigation</li> <li>(c) aquaculture</li> <li>(d) industry</li> <li>(e) intensive animal husbandry</li> <li>(f) commercial forestry.</li> </ul>	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i>.</p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p>	<p>Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<p>Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i>.</p>			

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	DTS/DPF 1.1

<p>Regulated trees are retained where they:</p> <ul style="list-style-type: none"> <li>(a) make an important visual contribution to local character and amenity</li> <li>(b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or</li> <li>(c) provide an important habitat for native fauna.</li> </ul>	None are applicable.
<p>PO 1.2</p> <p>Significant trees are retained where they:</p> <ul style="list-style-type: none"> <li>(a) make an important contribution to the character or amenity of the local area</li> <li>(b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species</li> <li>(c) represent an important habitat for native fauna</li> <li>(d) are part of a wildlife corridor of a remnant area of native vegetation</li> <li>(e) are important to the maintenance of biodiversity in the local environment and / or</li> <li>(f) form a notable visual element to the landscape of the local area.</li> </ul>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> <li>(i) remove a diseased tree where its life expectancy is short</li> <li>(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like</li> <li>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> <li>A. a Local Heritage Place</li> <li>B. a State Heritage Place</li> <li>C. a substantial building of value</li> </ul> </li> </ul> <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <li>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</li> <li>(v) treat disease or otherwise in the general interests of the health of the tree and / or</li> <li>(vi) maintain the aesthetic appearance and structural integrity of the tree</li> </li></ul> <ul style="list-style-type: none"> <li>(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.</li> </ul>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> <li>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible</li> <li>(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.</li> </ul>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
Ground work affecting trees	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Land Division	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> <li>(a) there are no regulated or significant trees located within or adjacent to the plan of division</li> <li>or</li> <li>(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.</li> </ul>

### Procedural Matters (PM) - Referrals

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

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

**Stormwater Management Overlay**

**Assessment Provisions (AP)**

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature												
<p>PO 1.1</p> <p>Residential development is designed to capture and re-use stormwater to:</p> <ul style="list-style-type: none"> <li>(a) maximise conservation of water resources</li> <li>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded</li> <li>(c) manage stormwater runoff quality.</li> </ul>	<p>DTS/DPF 1.1</p> <p>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:</p> <ul style="list-style-type: none"> <li>(a) includes rainwater tank storage:                             <ul style="list-style-type: none"> <li>(i) connected to at least:                                     <ul style="list-style-type: none"> <li>A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area</li> <li>B. in all other cases, 80% of the roof area</li> </ul> </li> <li>(ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m<sup>2</sup></li> <li>(iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m<sup>2</sup> or greater</li> <li>(iv) with a minimum total capacity in accordance with Table 1</li> <li>(v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank</li> </ul> </li> <li>(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area</li> </ul> <p>Table 1: Rainwater Tank</p> <table border="1"> <thead> <tr> <th>Site size (m<sup>2</sup>)</th> <th>Minimum retention volume (Litres)</th> <th>Minimum detention volume (Litres)</th> </tr> </thead> <tbody> <tr> <td>&lt;200</td> <td>1000</td> <td>1000</td> </tr> <tr> <td>200-400</td> <td>2000</td> <td>Site perviousness &lt;30%: 1000 Site perviousness ≥30%: N/A</td> </tr> <tr> <td>&gt;401</td> <td>4000</td> <td>Site perviousness &lt;35%: 1000 Site perviousness ≥35%: N/A</td> </tr> </tbody> </table>	Site size (m <sup>2</sup> )	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
Site size (m <sup>2</sup> )	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
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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.
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature																																																
<p>PO 1.1</p> <p>Trees are planted or retained to contribute to an urban tree canopy.</p>	<p>DTS/DPF 1.1</p> <p>Tree planting is provided in accordance with the following:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d4edda;"> <th>Site size per dwelling (m<sup>2</sup>)</th> <th>Tree size* and number required per dwelling</th> </tr> </thead> <tbody> <tr> <td>&lt;450</td> <td>1 small tree</td> </tr> <tr> <td>450-800</td> <td>1 medium tree or 2 small trees</td> </tr> <tr> <td>&gt;800</td> <td>1 large tree or 2 medium trees or 4 small trees</td> </tr> </tbody> </table> <p>*refer Table 1 Tree Size</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d4edda;"> <th colspan="4">Table 1 Tree Size</th> </tr> <tr style="background-color: #d4edda;"> <th>Tree size</th> <th>Mature height (minimum)</th> <th>Mature spread (minimum)</th> <th>Soil area around tree within development site (minimum)</th> </tr> </thead> <tbody> <tr> <td>Small</td> <td>4 m</td> <td>2m</td> <td>10m<sup>2</sup> and min. dimension of 1.5m</td> </tr> <tr> <td>Medium</td> <td>6 m</td> <td>4 m</td> <td>30m<sup>2</sup> and min. dimension of 2m</td> </tr> <tr> <td>Large</td> <td>12 m</td> <td>8m</td> <td>60m<sup>2</sup> and min. dimension of 4m</td> </tr> </tbody> </table> <p>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.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d4edda;"> <th colspan="4">Table 2 Tree Discounts</th> </tr> <tr style="background-color: #d4edda;"> <th>Retained tree height (Column A)</th> <th>Retained tree spread (Column B)</th> <th>Retained soil area around tree within development site (Column C)</th> <th>Discount applied (Column D)</th> </tr> </thead> <tbody> <tr> <td>4-6m</td> <td>2-4m</td> <td>10m<sup>2</sup> and min. dimension of 1.5m</td> <td>2 small trees (or 1 medium tree)</td> </tr> <tr> <td>6-12m</td> <td>4-8m</td> <td>30m<sup>2</sup> and min. dimension of 3m</td> <td>2 medium trees (or 4 small trees)</td> </tr> <tr> <td>&gt;12m</td> <td>&gt;8m</td> <td>60m<sup>2</sup> and min. dimension of 6m</td> <td>2 large trees (or 4 medium trees, or 8 small trees)</td> </tr> </tbody> </table> <p>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</p>	Site size per dwelling (m <sup>2</sup> )	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree or 2 small trees	>800	1 large tree or 2 medium trees or 4 small trees	Table 1 Tree Size				Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)	Small	4 m	2m	10m <sup>2</sup> and min. dimension of 1.5m	Medium	6 m	4 m	30m <sup>2</sup> and min. dimension of 2m	Large	12 m	8m	60m <sup>2</sup> and min. dimension of 4m	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 <sup>2</sup> and min. dimension of 1.5m	2 small trees (or 1 medium tree)	6-12m	4-8m	30m <sup>2</sup> and min. dimension of 3m	2 medium trees (or 4 small trees)	>12m	>8m	60m <sup>2</sup> and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)
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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

### Water Resources Overlay

#### Assessment Provisions (AP)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	DTS/DPF 1.3 None are applicable.
PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to:  (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following:  (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse	DTS/DPF 1.6 None are applicable.

(c) devices used for scientific purposes (d) the rehabilitation of watercourses.	
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.
PO 1.9 Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.	DTS/DPF 1.9 None are applicable.

**Procedural Matters (PM) - Referrals**

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

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

**Part 4 - General Development Policies**

**Advertisements**

**Assessment Provisions (AP)**

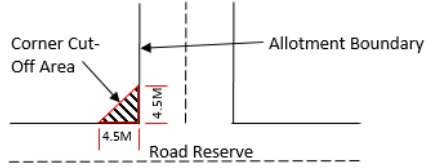
Desired Outcome	
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

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:

	<p>A. has no part located above the finished floor level of the second storey of the building</p> <p>B. does not protrude beyond the outer limits of any verandah structure below</p> <p>C. does not have a sign face that exceeds 1m<sup>2</sup> per side.</p> <p>(d) if located below canopy level, are flush with a wall</p> <p>(e) if located at canopy level, are in the form of a fascia sign</p> <p>(f) if located above a canopy:</p> <p>(i) are flush with a wall</p> <p>(ii) do not have any part rising above parapet height</p> <p>(iii) are not attached to the roof of the building.</p> <p>(g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure</p> <p>(h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building</p> <p>(i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.</p>
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:
	<p>(a) concealed by the associated advertisement and decorative detailing or</p> <p>(b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.</p>
PO 1.3 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:
	<p>(a) achieves Advertisements DTS/DPF 1.1</p> <p>(b) are integrated with a bus shelter.</p>
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:
	<p>(a) are attached to a building</p> <p>(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</p> <p>(c) do not result in more than one sign per occupancy that is not flush with a wall.</p>
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.



<p>PO 5.2</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2</p> <p>No advertisement illumination is proposed.</p>
<p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> <li>(a) being liable to interpretation by drivers as an official traffic sign or signal</li> <li>(b) obscuring or impairing drivers' view of official traffic signs or signals</li> <li>(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.</li> </ul>	<p>DTS/DPF 5.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) are not located in a public road or rail reserve</li> <li>(b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following</li> </ul>  <p style="text-align: center;">diagram</p>
<p>PO 5.4</p> <p>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.</p>	<p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p>
<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal:             <ul style="list-style-type: none"> <li>(a) 110 km/h road - 14m</li> <li>(b) 100 km/h road - 13m</li> <li>(c) 90 km/h road - 10m</li> <li>(d) 70 or 80 km/h road - 8.5m.</li> </ul> </li> </ul>
<p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6</p> <p>Advertising:</p> <ul style="list-style-type: none"> <li>(a) is not illuminated</li> <li>(b) does not incorporate a moving or changing display or message</li> <li>(c) does not incorporate a flashing light(s).</li> </ul>

**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	DTS/DPF 1.1
Animal keeping, horse keeping and associated activities do not create adverse impacts on	None are applicable.

the environment or the amenity of the locality.	
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following:  (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following:  (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:  (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

## Aquaculture

### Assessment Provisions (AP)

## Desired Outcome

DO 1	Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner to support an equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following:  (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 None are applicable.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:  (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 None are applicable.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 None are applicable.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with:  (a) areas of high public use	DTS/DPF 2.5 None are applicable.

<ul style="list-style-type: none"> <li>(b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports</li> <li>(c) areas of outstanding visual or environmental value</li> <li>(d) areas of high tourism value</li> <li>(e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties</li> <li>(f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.</li> </ul>	
<p>PO 2.6</p> <p>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p> <p>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <ul style="list-style-type: none"> <li>(a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water</li> <li>(b) positioning structures to protrude the minimum distance practicable above the surface of the water</li> <li>(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</li> <li>(d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.</li> </ul>	<p>DTS/DPF 2.7</p> <p>None are applicable.</p>
<p>PO 2.8</p> <p>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.</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>
<p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>DTS/DPF 2.9</p> <p>None are applicable.</p>
<p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>
<p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:</p> <ul style="list-style-type: none"> <li>(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape</li> <li>(b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable</li> <li>(c) incorporating appropriate waste treatment and disposal.</li> </ul>	<p>DTS/DPF 2.11</p> <p>None are applicable.</p>
Navigation and Safety	
<p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
Environmental Management	
<p>PO 4.1</p> <p>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.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>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.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p>	<p>DTS/DPF 4.4</p>



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.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof 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	DTS/DPF 3.1 None are applicable.

contaminate soil and surface and ground water resources or damage crops.	
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as:  (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3 None are applicable.

## Bulk Handling and Storage Facilities

### Assessment Provisions (AP)

### Desired Outcome

DO 1	Facilities for the bulk handling and storage of agricultural, mineral, petroleum, rock, ore or other similar commodities are designed to minimise adverse impacts on transport networks, the landscape and surrounding land uses.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers:  (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility  (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility  (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more  (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1 None are applicable.
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1	DTS/DPF 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.	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 <i>Electricity Act 1996</i>  (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

**Design**

**Assessment Provisions (AP)**

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

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

PO 1.2	DTS/DPF 1.2
Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	None are applicable.
PO 1.3	DTS/DPF 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.	None are applicable.
PO 1.4	DTS/DPF 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: <ul style="list-style-type: none"> <li>(a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces</li> <li>(b) screening rooftop plant and equipment from view</li> <li>(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.</li> </ul>	Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5	DTS/DPF 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.	None are applicable.
Safety	
PO 2.1	DTS/DPF 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.	None are applicable.
PO 2.2	DTS/DPF 2.2
Development is designed to differentiate public, communal and private areas.	None are applicable.
PO 2.3	DTS/DPF 2.3
Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	None are applicable.
PO 2.4	DTS/DPF 2.4
Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	None are applicable.
PO 2.5	DTS/DPF 2.5
Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	None are applicable.
Landscaping	
PO 3.1	DTS/DPF 3.1
Soft landscaping and tree planting is incorporated to: <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) maximise shade and shelter</li> <li>(c) maximise stormwater infiltration</li> <li>(d) enhance the appearance of land and streetscapes</li> <li>(e) contribute to biodiversity.</li> </ul>	None are applicable.
PO 3.2	DTS/DPF 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.	None are applicable.
Environmental Performance	
PO 4.1	DTS/DPF 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.	None are applicable.
PO 4.2	DTS/DPF 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.	None are applicable.



Water Sensitive Design	
<p>PO 4.3</p> <p>Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> <li>(a) the quantity and quality of surface water and groundwater</li> <li>(b) the depth and directional flow of surface water and groundwater</li> <li>(c) the quality and function of natural springs.</li> </ul>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> <li>(a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space</li> <li>(b) use an area also used as a driveway</li> <li>(c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</li> </ul>
Carparking Appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> <li>(a) limiting protrusion above finished ground level</li> <li>(b) screening through appropriate planting, fencing and mounding</li> <li>(c) limiting the width of openings and integrating them into the building structure.</li> </ul>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>
<p>PO 7.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>
Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
<p>PO 8.2</p>	<p>DTS/DPF 8.2</p>

Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):  (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):  (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:  (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm  (b) have sill heights greater than or equal to 1.5m above finished floor level  (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied:  (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling with a frontage to a public street:  (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m <sup>2</sup> 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	

<p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1</p> <p>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>										
<p>PO 12.2</p> <p>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.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>										
<p>Ancillary Development</p>											
<p>PO 13.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 13.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> <li>(a) are ancillary to a dwelling erected on the same site</li> <li>(b) have a floor area not exceeding 60m<sup>2</sup></li> <li>(c) are not constructed, added to or altered so that any part is situated:             <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the dwelling to which it is ancillary or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport:             <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> <li>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:                 <ul style="list-style-type: none"> <li>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</li> <li>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</li> </ul> </li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:             <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</li> <li>(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</li> </ul> </li> <li>(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</li> <li>(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</li> <li>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</li> <li>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</li> <li>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</li> <li>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:             <ul style="list-style-type: none"> <li>(i) a total area as determined by the following table:                 <table border="1" data-bbox="954 1458 1525 1789" style="margin-left: 20px;"> <thead> <tr> <th style="background-color: #2c5e8c; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #2c5e8c; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;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>&gt;450</td> <td>25%</td> </tr> </tbody> </table> </li> <li>(ii) the amount of existing soft landscaping prior to the development occurring.</li> </ul> </li> </ul>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>(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.</li> </ul>										
<p>PO 13.3</p>	<p>DTS/DPF 13.3</p>										

<p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> <li>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</li> <li>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</li> </ul>
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**Garage appearance**

<p>PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 14.1 Garages and carports facing a street:</p> <ul style="list-style-type: none"> <li>(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling</li> <li>(b) are set back at least 5.5m from the boundary of the primary street</li> <li>(c) have a garage door / opening not exceeding 7m in width</li> <li>(d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</li> </ul>
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**Massing**

<p>PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 15.1 None are applicable</p>
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**Dwelling additions**

<p>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.</p>	<p>DTS / DPF 16.1 Dwelling additions:</p> <ul style="list-style-type: none"> <li>(a) are not constructed, added to or altered so that any part is situated closer to a public street</li> <li>(b) do not result in:             <ul style="list-style-type: none"> <li>(i) excavation exceeding a vertical height of 1m</li> <li>(ii) filling exceeding a vertical height of 1m</li> <li>(iii) a total combined excavation and filling vertical height of 2m or more</li> <li>(iv) less Private Open Space than specified in Design Table 1 - Private Open Space</li> <li>(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</li> <li>(vi) upper level windows facing side or rear boundaries unless:                 <ul style="list-style-type: none"> <li>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</li> <li>B. have sill heights greater than or equal to 1.5m above finished floor level or</li> <li>C. incorporate screening to a height of 1.5m above finished floor level</li> </ul> </li> <li>(vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:                 <ul style="list-style-type: none"> <li>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</li> <li>B. 1.7m above finished floor level in all other cases.</li> </ul> </li> </ul> </li> </ul>
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**Private Open Space**

<p>PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
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**Water Sensitive Design**

<p>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.</p>	<p>DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> <li>(a) 80 per cent reduction in average annual total suspended solids</li> <li>(b) 60 per cent reduction in average annual total phosphorus</li> <li>(c) 45 per cent reduction in average annual total nitrogen.</li> </ul>
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<p>PO 18.2</p>	<p>DTS/DPF 18.2</p>
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<p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>Development creating a common driveway / access that services 5 or more dwellings:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.</li> </ul>
<p>Car parking, access and manoeuvrability</p>	
<p>PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>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):</p> <ul style="list-style-type: none"> <li>(a) single width car parking spaces:             <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double width car parking spaces (side by side):             <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>
<p>PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.2 Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m</li> </ul>
<p>PO 19.3 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.</p>	<p>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.</p>
<p>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.</p>	<p>DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land</li> <li>(b) where newly proposed:             <ul style="list-style-type: none"> <li>(i) is set back 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing</li> <li>(iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.</li> </ul> </li> </ul>
<p>PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 19.5 Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average</li> <li>(b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary</li> <li>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site</li> </ul>
<p>PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>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:</p> <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</li> </ul>

Waste storage											
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.										
Design of Transportable Dwellings											
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b):  (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:  <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of bedrooms</th> <th style="text-align: center;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Studio</td> <td style="text-align: center;">35m<sup>2</sup></td> </tr> <tr> <td style="text-align: center;">1 bedroom</td> <td style="text-align: center;">50m<sup>2</sup></td> </tr> <tr> <td style="text-align: center;">2 bedroom</td> <td style="text-align: center;">65m<sup>2</sup></td> </tr> <tr> <td style="text-align: center;">3+ bedrooms</td> <td style="text-align: center;">80m<sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m<sup>2</sup> for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	65m <sup>2</sup>	3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom
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3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom										
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.										
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.										
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.										
Communal Open Space											
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.										
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.										
PO 23.3 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.										
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.										
PO 23.5 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.										

Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:  (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:  (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of 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	DTS/DPF 26.5 None are applicable.

on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	
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:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 30.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities	DTS/DPF 30.4 None are applicable.



conveniently located and screened from public view.	
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:  (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 32.1 None are applicable.

Table 1 - Private Open Space

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

## Design in Urban Areas

## Assessment Provisions (AP)

## Desired Outcome

DO 1	<p>Development is:</p> <ul style="list-style-type: none"> <li>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors</li> <li>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.</li> </ul>
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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: <ul style="list-style-type: none"> <li>(a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces</li> <li>(b) screening rooftop plant and equipment from view</li> <li>(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.</li> </ul>	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5	DTS/DPF 2.5

Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to:  (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1  None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1  None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2  None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3  None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting:  (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1  None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1  Effluent disposal drainage areas do not:  (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:  (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1  None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2  None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3  None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4  Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5	DTS/DPF 7.5

Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: <ul style="list-style-type: none"> <li>(a) 1m along all public road frontages and allotment boundaries</li> <li>(b) 1m between double rows of car parking spaces.</li> </ul>
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.
<b>Earthworks and sloping land</b>	
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: <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
PO 8.2 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): <ul style="list-style-type: none"> <li>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</li> <li>(b) are constructed with an all-weather trafficable surface.</li> </ul>
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): <ul style="list-style-type: none"> <li>(a) do not contribute to the instability of embankments and cuttings</li> <li>(b) provide level transition areas for the safe movement of people and goods to and from the development</li> <li>(c) are designed to integrate with the natural topography of the land.</li> </ul>	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.
<b>Fences and walls</b>	
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.
<b>Overlooking / Visual Privacy (low rise buildings)</b>	
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: <ul style="list-style-type: none"> <li>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.</li> </ul>
PO 10.2 Development mitigates direct overlooking from balconies 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: <ul style="list-style-type: none"> <li>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace</li> </ul> or



	(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> <li>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul>
<b>Site Facilities / Waste Storage (excluding low rise residential development)</b>	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
<b>External Appearance</b>	
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: <ul style="list-style-type: none"> <li>(a) masonry</li> <li>(b) natural stone</li> <li>(c) pre-finished materials that minimise staining, discolouring or deterioration.</li> </ul>
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: <ul style="list-style-type: none"> <li>(a) active uses such as shops or offices</li> <li>(b) prominent entry areas for multi-storey buildings (where it is a common entry)</li> <li>(c) habitable rooms of dwellings</li> <li>(d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.</li> </ul>
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: <ul style="list-style-type: none"> <li>(a) oriented towards the street</li> <li>(b) clearly visible and easily identifiable from the street and vehicle parking areas</li> <li>(c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses</li> <li>(d) designed to provide shelter, a sense of personal address and transitional space around the entry</li> <li>(e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors</li> <li>(f) designed to avoid the creation of potential areas of entrapment.</li> </ul>

<p>PO 12.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 12.8</p> <p>None are applicable.</p>																								
<p>Landscaping</p>																									
<p>PO 13.1</p> <p>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p>	<p>DTS/DPF 13.1</p> <p>Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</p>																								
<p>PO 13.2</p> <p>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>DTS/DPF 13.2</p> <p>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table border="1" data-bbox="826 472 1528 808"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td>&lt;300 m<sup>2</sup></td> <td>10 m<sup>2</sup></td> <td>1.5m</td> <td>1 small tree / 10 m<sup>2</sup></td> </tr> <tr> <td>300-1500 m<sup>2</sup></td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m<sup>2</sup></td> </tr> <tr> <td>&gt;1500 m<sup>2</sup></td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m<sup>2</sup></td> </tr> </tbody> </table> <p><b>Tree size and site area definitions</b></p> <table border="1" data-bbox="826 846 1528 1099"> <tbody> <tr> <td>Small tree</td> <td>4-6m mature height and 2-4m canopy spread</td> </tr> <tr> <td>Medium tree</td> <td>6-12m mature height and 4-8m canopy spread</td> </tr> <tr> <td>Large tree</td> <td>12m mature height and &gt;8m canopy spread</td> </tr> <tr> <td>Site area</td> <td>The total area for development site, not average area per dwelling</td> </tr> </tbody> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m <sup>2</sup>	10 m <sup>2</sup>	1.5m	1 small tree / 10 m <sup>2</sup>	300-1500 m <sup>2</sup>	7% site area	3m	1 medium tree / 30 m <sup>2</sup>	>1500 m <sup>2</sup>	7% site area	6m	1 large or medium tree / 60 m <sup>2</sup>	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
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<p>PO 13.3</p> <p>Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.</p>	<p>DTS/DPF 13.3</p> <p>None are applicable.</p>																								
<p>PO 13.4</p> <p>Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.</p>	<p>DTS/DPF 13.4</p> <p>Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.</p>																								
<p>Environmental</p>																									
<p>PO 14.1</p> <p>Development minimises detrimental micro-climatic impacts on adjacent land and buildings.</p>	<p>DTS/DPF 14.1</p> <p>None are applicable.</p>																								
<p>PO 14.2</p> <p>Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.</p>	<p>DTS/DPF 14.2</p> <p>None are applicable.</p>																								
<p>PO 14.3</p> <p>Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:</p> <ul style="list-style-type: none"> <li>(a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street</li> <li>(b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas</li> <li>(c) the placement of buildings and use of setbacks to deflect the wind at ground level</li> <li>(d) avoiding tall shear elevations that create windy conditions at street level.</li> </ul>	<p>DTS/DPF 14.3</p> <p>None are applicable.</p>																								
<p>Car Parking</p>																									
<p>PO 15.1</p> <p>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.</p>	<p>DTS/DPF 15.1</p> <p>Multi-level vehicle parking structures within buildings:</p>																								

	<ul style="list-style-type: none"> <li>(a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages</li> <li>(b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.</li> </ul>
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: <ul style="list-style-type: none"> <li>(a) appropriate site layout and building orientation</li> <li>(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</li> <li>(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</li> <li>(d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.</li> </ul>	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: <ul style="list-style-type: none"> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street.</li> </ul>
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.
Ancillary Development	
PO 19.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 19.1 Ancillary buildings: <ul style="list-style-type: none"> <li>(a) are ancillary to a dwelling erected on the same site</li> <li>(b) have a floor area not exceeding 60m<sup>2</sup></li> <li>(c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the dwelling to which it is ancillary or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> <li>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> <li>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</li> <li>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</li> </ul> </li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</li> <li>(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</li> </ul> </li> </ul>

	<p>extent</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</li> <li>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</li> <li>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</li> <li>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:             <ul style="list-style-type: none"> <li>(i) a total area as determined by the following table:                 <table border="1" data-bbox="954 495 1525 824"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;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>&gt;450</td> <td>25%</td> </tr> </tbody> </table> </li> <li>(ii) the amount of existing soft landscaping prior to the development occurring.</li> </ul> </li> </ul>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

<p>PO 19.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>
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<p>DTS/DPF 19.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>(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.</li> </ul>
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<p>PO 19.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>
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<p>DTS/DPF 19.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> <li>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</li> <li>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</li> </ul>
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Residential Development - Low Rise

External appearance

<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>
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<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> <li>(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling</li> <li>(b) are set back at least 5.5m from the boundary of the primary street</li> <li>(c) have a garage door / opening width not exceeding 7m</li> <li>(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</li> </ul>
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<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>
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<p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line</li> <li>(b) a porch or portico projects at least 1m from the building wall</li> <li>(c) a balcony projects from the building wall</li> <li>(d) a verandah projects at least 1m from the building wall</li> <li>(e) eaves of a minimum 400mm width extend along the width of the front elevation</li> <li>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm</li> </ul>
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	<p>(g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.</p>										
<p>PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3 None are applicable</p>										
<p>Private Open Space</p>											
<p>PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>										
<p>PO 21.2 Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 21.2 Private open space is directly accessible from a habitable room.</p>										
<p>Landscaping</p>											
<p>PO 22.1 Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) contribute shade and shelter</li> <li>(c) provide for stormwater infiltration and biodiversity</li> <li>(d) enhance the appearance of land and streetscapes.</li> </ul>	<p>DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) a total area as determined by the following table:                     <table border="1" data-bbox="890 913 1525 1218" style="margin-left: 20px;"> <thead> <tr> <th style="background-color: #2c5e8c; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #2c5e8c; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>&gt;200-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> </li> <li>(b) at least 30% of any land between the primary street boundary and the primary building line.</li> </ul>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
<p>Car parking, access and manoeuvrability</p>											
<p>PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>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):</p> <ul style="list-style-type: none"> <li>(a) single width car parking spaces:                     <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double width car parking spaces (side by side):                     <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>										
<p>PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2 Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</li> </ul>										
<p>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.</p>	<p>DTS/DPF 23.3 Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) sites with a frontage to a public road greater than 10m:</li> </ul>										

	<ul style="list-style-type: none"> <li>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;</li> <li>(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.</li> </ul>
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): <ul style="list-style-type: none"> <li>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land</li> <li>(b) where newly proposed, is set back: <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
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: <ul style="list-style-type: none"> <li>(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average</li> <li>(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.</li> <li>(c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</li> </ul>
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: <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</li> </ul>
Waste storage	
PO 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: <ul style="list-style-type: none"> <li>(a) has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and</li> <li>(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.</li> </ul>
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): <ul style="list-style-type: none"> <li>(a) are not transportable</li> <li>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</li> </ul>
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: <ul style="list-style-type: none"> <li>(a) provide a habitable room at ground or first level with a window facing toward the street</li> <li>(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.</li> </ul>
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 <sup>3</sup> (b) 1 bedroom dwelling / apartment: not less than 8m <sup>3</sup> (c) 2 bedroom dwelling / apartment: not less than 10m <sup>3</sup> (d) 3+ bedroom dwelling / apartment: not less than 12m <sup>3</sup> .
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 <sup>2</sup> (c) 2 bedroom dwelling / apartment with a floor area of at least 65m <sup>2</sup> (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m <sup>2</sup> , and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> 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,	DTS/DPF 30.1 Common corridor or circulation areas:

strollers, mobility aids and visitor waiting areas.	<ul style="list-style-type: none"> <li>(a) have a minimum ceiling height of 2.7m</li> <li>(b) provide access to no more than 8 dwellings</li> <li>(c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.</li> </ul>
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Group Dwellings, Residential Flat Buildings and Battle axe Development

Amenity

<p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="826 409 1528 790"> <thead> <tr> <th data-bbox="826 409 1177 472">Number of bedrooms</th> <th data-bbox="1177 409 1528 472">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td data-bbox="826 472 1177 539">Studio</td> <td data-bbox="1177 472 1528 539">35m<sup>2</sup></td> </tr> <tr> <td data-bbox="826 539 1177 607">1 bedroom</td> <td data-bbox="1177 539 1528 607">50m<sup>2</sup></td> </tr> <tr> <td data-bbox="826 607 1177 674">2 bedroom</td> <td data-bbox="1177 607 1528 674">65m<sup>2</sup></td> </tr> <tr> <td data-bbox="826 674 1177 790">3+ bedrooms</td> <td data-bbox="1177 674 1528 790">80m<sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m<sup>2</sup> for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	65m <sup>2</sup>	3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m <sup>2</sup>										
1 bedroom	50m <sup>2</sup>										
2 bedroom	65m <sup>2</sup>										
3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom										
<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>										
<p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 31.3</p> <p>None are applicable.</p>										
<p>PO 31.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 31.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>										

Communal Open Space

<p>PO 32.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>
<p>PO 32.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 32.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 32.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) be conveniently accessed by the dwellings which it services</li> <li>(b) have regard to acoustic, safety, security and wind effects.</li> </ul>	<p>DTS/DPF 32.3</p> <p>None are applicable.</p>
<p>PO 32.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 32.4</p> <p>None are applicable.</p>
<p>PO 32.5</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</li> <li>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</li> </ul>	<p>DTS/DPF 32.5</p> <p>None are applicable.</p>

Car parking, access and manoeuvrability

<p>PO 33.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 33.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</li> </ul>
<p>PO 33.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce</p>	<p>DTS/DPF 33.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a</p>



interruption of the footpath and positively contribute to public safety and walkability.	single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:  (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b):  (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are:  (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to 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	DTS/DPF 36.2

Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing:  (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4	DTS/DPF 40.4

Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 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 <sup>3</sup> 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 (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 43.1 None are applicable.
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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 <301m <sup>2</sup> : 24m <sup>2</sup> located behind the building line. (b) Site area ≥ 301m <sup>2</sup> : 60m <sup>2</sup> located behind the building line.  Minimum directly accessible from a living room: 16m <sup>2</sup> / 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 <sup>2</sup> , 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 <sup>2</sup> / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m <sup>2</sup> / minimum dimension 1.8m
	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
	Three + bedroom dwelling	15 m <sup>2</sup> / 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	DTS/DPF 1.1 None are applicable.



physical environment or scenic quality of the rural landscape.																						
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 <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> 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 <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .																					
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: <ul style="list-style-type: none"> <li>(a) do not involve cultivation (excluding spot cultivation) in drainage lines</li> <li>(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)</li> <li>(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).</li> </ul>																					
Fire Management																						
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: <ul style="list-style-type: none"> <li>(a) 7m or more wide external boundary firebreaks for plantations of 40ha or less</li> <li>(b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha</li> <li>(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.</li> </ul>																					
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: <ul style="list-style-type: none"> <li>(a) are incorporated within all firebreaks</li> <li>(b) are 7m or more wide with a vertical clearance of 4m or more</li> <li>(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</li> <li>(d) partition the plantation into units of 40ha or less in area.</li> </ul>																					
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: <table border="1" data-bbox="826 1659 1528 2128"> <thead> <tr> <th>Voltage of transmission line</th> <th>Tower or Pole</th> <th>Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td>500 kV</td> <td>Tower</td> <td>38m</td> </tr> <tr> <td>275 kV</td> <td>Tower</td> <td>25m</td> </tr> <tr> <td>132 kV</td> <td>Tower</td> <td>30m</td> </tr> <tr> <td>132 kV</td> <td>Pole</td> <td>20m</td> </tr> <tr> <td>66 kV</td> <td>Pole</td> <td>20m</td> </tr> <tr> <td>Less than 66 kV</td> <td>Pole</td> <td>20m</td> </tr> </tbody> </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
Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines																				
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275 kV	Tower	25m																				
132 kV	Tower	30m																				
132 kV	Pole	20m																				
66 kV	Pole	20m																				
Less than 66 kV	Pole	20m																				

Housing Renewal

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following:  (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b):  (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level

	<ul style="list-style-type: none"> <li>(ii) exceed 11.5m in length</li> <li>(iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary</li> <li>(iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.</li> </ul>
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: <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that contributes to a suburban character</li> <li>(b) access to natural light and ventilation for neighbours.</li> </ul>	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries: <ul style="list-style-type: none"> <li>(a) at least 900mm where the wall height is up to 3m</li> <li>(b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m</li> <li>(c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.</li> </ul>
Rear Boundary Setback	
PO 7.1 Buildings are set back from rear boundaries to provide: <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that contributes to a suburban character</li> <li>(b) access to natural light and ventilation for neighbours</li> <li>(c) private open space</li> <li>(d) space for landscaping and vegetation.</li> </ul>	DTS/DPF 7.1 Dwellings are set back from the rear boundary: <ul style="list-style-type: none"> <li>(a) 3m or more for the first building level</li> <li>(b) 5m or more for any subsequent building level.</li> </ul>
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: <ul style="list-style-type: none"> <li>(a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line</li> <li>(b) a porch or portico projects at least 1m from the building elevation</li> <li>(c) a balcony projects from the building elevation</li> <li>(d) a verandah projects at least 1m from the building elevation</li> <li>(e) eaves of a minimum 400mm width extend along the width of the front elevation</li> <li>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.</li> <li>(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.</li> </ul>
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: <ul style="list-style-type: none"> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street</li> </ul>
PO 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: <ul style="list-style-type: none"> <li>(a) oriented towards the street</li> <li>(b) visible and easily identifiable from the street</li> <li>(c) designed to include a common mail box structure.</li> </ul>	DTS/DPF 8.5 None are applicable.
Outlook and amenity	
PO 9.1	DTS/DPF 9.1

<p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</p>															
<p>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.</p>	<p>DTS/DPF 9.2 None are applicable.</p>															
<p>Private Open Space</p>																
<p>PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1 Private open space is provided in accordance with the following table:</p> <table border="1" data-bbox="826 439 1528 1019"> <thead> <tr> <th data-bbox="826 439 1034 551">Dwelling Type</th> <th data-bbox="1034 439 1262 551">Dwelling / Site Configuration</th> <th data-bbox="1262 439 1528 551">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="826 551 1034 730">Dwelling (at ground level)</td> <td data-bbox="1034 551 1262 730"></td> <td data-bbox="1262 551 1528 730">Total area: 24m<sup>2</sup> located behind the building line  Minimum adjacent to a living room: 16m<sup>2</sup> with a minimum dimension 3m</td> </tr> <tr> <td data-bbox="826 730 1034 1019" rowspan="4">Dwelling (above ground level)</td> <td data-bbox="1034 730 1262 797">Studio</td> <td data-bbox="1262 730 1528 797">4m<sup>2</sup> / minimum dimension 1.8m</td> </tr> <tr> <td data-bbox="1034 797 1262 853">One bedroom dwelling</td> <td data-bbox="1262 797 1528 853">8m<sup>2</sup> / minimum dimension 2.1m</td> </tr> <tr> <td data-bbox="1034 853 1262 943">Two bedroom dwelling</td> <td data-bbox="1262 853 1528 943">11m<sup>2</sup> / minimum dimension 2.4m</td> </tr> <tr> <td data-bbox="1034 943 1262 1019">Three + bedroom dwelling</td> <td data-bbox="1262 943 1528 1019">15 m<sup>2</sup> / minimum dimension 2.6m</td> </tr> </tbody> </table>	Dwelling Type	Dwelling / Site Configuration	Minimum Rate	Dwelling (at ground level)		Total area: 24m <sup>2</sup> located behind the building line  Minimum adjacent to a living room: 16m <sup>2</sup> with a minimum dimension 3m	Dwelling (above ground level)	Studio	4m <sup>2</sup> / minimum dimension 1.8m	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m
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	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m														
	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m														
<p>PO 10.2 Private open space positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.</p>															
<p>PO 10.3 Private open space is positioned and designed to:</p> <ul style="list-style-type: none"> <li>(a) provide useable outdoor space that suits the needs of occupants;</li> <li>(b) take advantage of desirable orientation and vistas; and</li> <li>(c) adequately define public and private space.</li> </ul>	<p>DTS/DPF 10.3 None are applicable.</p>															
<p>Visual privacy</p>																
<p>PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> <li>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.</li> </ul>															
<p>PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 11.2 One of the following is satisfied:</p> <ul style="list-style-type: none"> <li>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:                         <ul style="list-style-type: none"> <li>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>															
<p>Landscaping</p>																



<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) maximise shade and shelter</li> <li>(c) maximise stormwater infiltration and biodiversity</li> <li>(d) enhance the appearance of land and streetscapes.</li> </ul>	<p>DTS/DPF 12.1</p> <p>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <p>(a) a total area as determined by the following table:</p> <table border="1" data-bbox="821 257 1536 421"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>&lt;200</td> <td>15%</td> </tr> <tr> <td>200-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> <p>(b) at least 30% of land between the road boundary and the building line.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	<200	15%	200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
<200	15%										
200-450	20%										
>450	25%										

Water Sensitive Design

<p>PO 13.1</p> <p>Residential development is designed to capture and use stormwater to:</p> <ul style="list-style-type: none"> <li>(a) maximise efficient use of water resources</li> <li>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded</li> <li>(c) manage runoff quality to maintain, as close as practical, pre-development conditions.</li> </ul>	<p>DTS/DPF 13.1</p> <p>None are applicable.</p>
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Car Parking

<p>PO 14.1</p> <p>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.</p>	<p>DTS/DPF 14.1</p> <p>On-site car parking is provided at the following rates per dwelling:</p> <ul style="list-style-type: none"> <li>(a) 2 or fewer bedrooms - 1 car parking space</li> <li>(b) 3 or more bedrooms - 2 car parking spaces.</li> </ul>
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<p>PO 14.2</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2</p> <p>Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> <li>(a) single parking spaces:             <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double parking spaces (side by side):             <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.5m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>
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<p>PO 14.3</p> <p>Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</li> </ul>
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<p>PO 14.4</p> <p>Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4</p> <p>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.</p>
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<p>PO 14.5</p> <p>Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5</p> <p>Residential flat buildings provide one bicycle parking space per dwelling.</p>
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Overshadowing

<p>PO 15.1</p> <p>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.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable.</p>
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Waste

<p>PO 16.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1</p> <p>A waste bin storage area is provided behind the primary building line that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and</li> <li>(b) has a continuous unobstructed path of travel (excluding moveable objects like</li> </ul>
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	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 of 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	

<p>PO 18.1</p> <p>Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 18.1</p> <p>Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:</p> <ul style="list-style-type: none"> <li>(a) studio: not less than 6m<sup>3</sup></li> <li>(b) 1 bedroom dwelling / apartment: not less than 8m<sup>3</sup></li> <li>(c) 2 bedroom dwelling / apartment: not less than 10m<sup>3</sup></li> <li>(d) 3+ bedroom dwelling / apartment: not less than 12m<sup>3</sup>.</li> </ul>
Earthworks	
<p>PO 19.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 19.1</p> <p>The development does not involve:</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m or</li> <li>(b) filling exceeding a vertical height of 1m or</li> <li>(c) a total combined excavation and filling vertical height exceeding 2m.</li> </ul>
Service connections and infrastructure	
<p>PO 20.1</p> <p>Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>DTS/DPF 20.1</p> <p>The site and building:</p> <ul style="list-style-type: none"> <li>(a) have the ability to be connected to a permanent potable water supply</li> <li>(b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i></li> <li>(c) have the ability to be connected to electricity supply</li> <li>(d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes</li> <li>(e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i>.</li> </ul>
Site contamination	
<p>PO 21.1</p> <p>Land that is suitable for sensitive land uses to provide a safe environment.</p>	<p>DTS/DPF 21.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> <li>(a) does not involve a change in the use of land</li> <li>(b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u></li> <li>(c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>)</li> <li>(d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> <li>(i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that <ul style="list-style-type: none"> <li>A. <u>site contamination</u> does not exist (or no longer exists) at the land or</li> <li>B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or</li> <li>C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</li> </ul> </li> <li>and</li> <li>(ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).</li> </ul> </li> </ul>

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

## Desired Outcome

DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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	DTS/DPF 5.1 None are applicable.

<p>(ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity</p> <p>(b) grouping utility buildings and structures with non-residential development, where practicable.</p>	
<p>PO 5.2</p> <p>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
Telecommunication Facilities	
<p>PO 6.1</p> <p>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.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:</p> <p>(a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose</p> <p>or all of the following:</p> <p>(b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services</p> <p>(c) using materials and finishes that complement the environment</p> <p>(d) screening using landscaping and vegetation, particularly for equipment shelters and huts.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
Renewable Energy Facilities	
<p>PO 7.1</p> <p>Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
Renewable Energy Facilities (Wind Farm)	
<p>PO 8.1</p> <p>Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.</p>	<p>DTS/DPF 8.1</p> <p>Wind turbine generators are:</p> <p>(a) set back at least 2000m from the base of a turbine to any of the following zones:</p> <ul style="list-style-type: none"> <li>(i) Rural Settlement Zone</li> <li>(ii) Township Zone</li> <li>(iii) Rural Living Zone</li> <li>(iv) Rural Neighbourhood Zone</li> </ul> <p>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).</p> <p>(b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation</p>
<p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes is managed by:</p> <p>(a) designing wind turbine generators to be uniform in colour, size and shape</p> <p>(b) coordinating blade rotation and direction</p> <p>(c) mounting wind turbine generators on tubular towers as opposed to lattice towers.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p>	<p>DTS/DPF 8.4</p>



Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.																																							
P0 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)																																								
P0 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.																																							
P0 9.2 Ground mounted solar power facilities allow for movement of wildlife by:  (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.	DTS/DPF 9.2 None are applicable.																																							
P0 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: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;">Generation Capacity</th> <th style="text-align: center;">Approximate size of array</th> <th style="text-align: center;">Setback from adjoining land boundary</th> <th style="text-align: center;">Setback from conservation areas</th> <th style="text-align: center;">Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones<sup>1</sup></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">50MW&gt;</td> <td style="text-align: center;">80ha+</td> <td style="text-align: center;">30m</td> <td style="text-align: center;">500m</td> <td style="text-align: center;">2km</td> </tr> <tr> <td style="text-align: center;">10MW&lt;50MW</td> <td style="text-align: center;">16ha&lt;80ha</td> <td style="text-align: center;">25m</td> <td style="text-align: center;">500m</td> <td style="text-align: center;">1.5km</td> </tr> <tr> <td style="text-align: center;">5MW&lt;10MW</td> <td style="text-align: center;">8ha to &lt;16ha</td> <td style="text-align: center;">20m</td> <td style="text-align: center;">500m</td> <td style="text-align: center;">1km</td> </tr> <tr> <td style="text-align: center;">1MW&lt;5MW</td> <td style="text-align: center;">1.6ha to &lt;8ha</td> <td style="text-align: center;">15m</td> <td style="text-align: center;">500m</td> <td style="text-align: center;">500m</td> </tr> <tr> <td style="text-align: center;">100kW&lt;1MW</td> <td style="text-align: center;">0.5ha&lt;1.6ha</td> <td style="text-align: center;">10m</td> <td style="text-align: center;">500m</td> <td style="text-align: center;">100m</td> </tr> <tr> <td style="text-align: center;">&lt;100kW</td> <td style="text-align: center;">&lt;0.5ha</td> <td style="text-align: center;">5m</td> <td style="text-align: center;">500m</td> <td style="text-align: center;">25m</td> </tr> </tbody> </table> <p>Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p>					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 <sup>1</sup>	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
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P0 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																																								
P0 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.																																							
P0 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.																																							
P0 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																																								
P0 11.1 Development is connected to an appropriate water supply to meet the ongoing	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains																																							

requirements of the intended use.	water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:  (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:  (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:  (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
Temporary Facilities	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

**Intensive Animal Husbandry and Dairies**

**Assessment Provisions (AP)**

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

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

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

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

**Interface between Land Uses**

**Assessment Provisions (AP)**

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

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

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.

<p>PO 1.2</p> <p>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.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>								
<p>Hours of Operation</p>									
<p>PO 2.1</p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) the nature of the development</li> <li>(b) measures to mitigate off-site impacts</li> <li>(c) the extent to which the development is desired in the zone</li> <li>(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.</li> </ul>	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" data-bbox="823 389 1490 922"> <thead> <tr> <th data-bbox="823 389 1098 454">Class of Development</th> <th data-bbox="1098 389 1490 454">Hours of operation</th> </tr> </thead> <tbody> <tr> <td data-bbox="823 454 1098 562">Consulting room</td> <td data-bbox="1098 454 1490 562">7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td data-bbox="823 562 1098 669">Office</td> <td data-bbox="1098 562 1490 669">7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td data-bbox="823 669 1098 922">                     Shop, other than any one or combination of the following:                     <ul style="list-style-type: none"> <li>(a) restaurant</li> <li>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</li> </ul> </td> <td data-bbox="1098 669 1490 922">7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	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: <ul style="list-style-type: none"> <li>(a) restaurant</li> <li>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</li> </ul>	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
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Shop, other than any one or combination of the following: <ul style="list-style-type: none"> <li>(a) restaurant</li> <li>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</li> </ul>	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday								
<p>Overshadowing</p>									
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <ul style="list-style-type: none"> <li>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</li> <li>b. other zones is managed to enable access to direct winter sunlight.</li> </ul>	<p>DTS/DPF 3.1</p> <p>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.</p>								
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <ul style="list-style-type: none"> <li>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</li> <li>b. other zones is managed to enable access to direct winter sunlight.</li> </ul>	<p>DTS/DPF 3.2</p> <p>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:</p> <ul style="list-style-type: none"> <li>a. for ground level private open space, the smaller of the following:                     <ul style="list-style-type: none"> <li>i. half the existing ground level open space</li> <li>or</li> <li>ii. 35m<sup>2</sup> of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</li> </ul> </li> <li>b. for ground level communal open space, at least half of the existing ground level open space.</li> </ul>								
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <ul style="list-style-type: none"> <li>(a) the form of development contemplated in the zone</li> <li>(b) the orientation of the solar energy facilities</li> <li>(c) the extent to which the solar energy facilities are already overshadowed.</li> </ul>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>								
<p>PO 3.4</p> <p>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.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>								
<p>Activities Generating Noise or Vibration</p>									
<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.1</p> <p>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</p>								
<p>PO 4.2</p> <p>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</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>								

<p>primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</li> <li>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</li> <li>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</li> </ul>					
<p>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).</p>	<p>DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> <li>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or</li> <li>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</li> </ul>				
<p>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.</p>	<p>DTS/DPF 4.4 Adjacent land is used for residential purposes.</p>				
<p>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).</p>	<p>DTS/DPF 4.5 None are applicable.</p>				
<p>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.</p>	<p>DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="826 1032 1492 1209"> <thead> <tr> <th data-bbox="826 1032 1098 1099">Assessment location</th> <th data-bbox="1098 1032 1492 1099">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="826 1099 1098 1209">Externally at the nearest existing or envisaged noise sensitive location</td> <td data-bbox="1098 1099 1492 1209">Less than 8dB above the level of background noise (L<sub>90,15min</sub>) in any octave band of the sound spectrum (LOCT10,15 &lt; LOCT90,15 + 8dB)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L <sub>90,15min</sub> ) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L <sub>90,15min</sub> ) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)				
Air Quality					
<p>PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1 None are applicable.</p>				
<p>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:</p> <ul style="list-style-type: none"> <li>(a) incorporating appropriate treatment technology before exhaust emissions are released</li> <li>(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</li> </ul>	<p>DTS/DPF 5.2 None are applicable.</p>				
Light Spill					
<p>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).</p>	<p>DTS/DPF 6.1 None are applicable.</p>				
<p>PO 6.2 External lighting is not hazardous to motorists and cyclists.</p>	<p>DTS/DPF 6.2 None are applicable.</p>				
Solar Reflectivity / Glare					
<p>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.</p>	<p>DTS/DPF 7.1 None are applicable.</p>				



Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure:  (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:  (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> .

## Land Division

### Assessment Provisions (AP)

### Desired Outcome

DO 1	<p>Land division:</p> <ul style="list-style-type: none"> <li>(a) creates allotments with the appropriate dimensions and shape for their intended use</li> <li>(b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure</li> <li>(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</li> <li>(d) facilitates solar access through allotment orientation</li> <li>(e) creates a compact urban form that supports active travel, walkability and the use of public transport</li> <li>(f) avoids areas of high natural hazard risk.</li> </ul>
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### 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): <ul style="list-style-type: none"> <li>(a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes</li> <li>(b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.</li> </ul>
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.

PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
<b>Infrastructure</b>	
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	DTS/DPF 4.6 None are applicable.

sited and designed to function as a landscape feature.	
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	DTS/DPF 10.2 None are applicable.

stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	
PO 10.3 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.3 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

## Marinas and On-Water Structures

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

## Open Space and Recreation



## Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates:  (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.

PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks:  (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall runoff, 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.
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## 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	DTS/DPF 1.1 None are applicable.
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<ul style="list-style-type: none"> <li>(b) as a focus for regular social and business gatherings</li> <li>(c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.</li> </ul>	
<p>PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <ul style="list-style-type: none"> <li>(a) that support the needs of local residents and workers, particularly in underserved locations</li> <li>(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.</li> </ul>	<p>DTS/DPF 1.2 None are applicable.</p>

**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.
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<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
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): <ul style="list-style-type: none"> <li>(a) does not involve a change in the use of land</li> <li>(b) involves a change in the use of land that does not constitute a change to a more sensitive use</li> <li>(c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form)</li> <li>(d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:                             <ul style="list-style-type: none"> <li>(i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that-                                     <ul style="list-style-type: none"> <li>A. site contamination does not exist (or no longer exists) at the land or</li> <li>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or</li> <li>C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</li> </ul> </li> <li>and</li> <li>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).</li> </ul> </li> </ul>

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

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

Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is 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: <ul style="list-style-type: none"> <li>(a) comprising a minimum of 10 accommodation units</li> <li>(b) clustering separated individual accommodation units</li> <li>(c) being of a size unsuitable for a private dwelling</li> <li>(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.</li> </ul>	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.

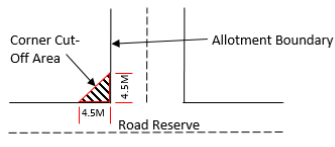
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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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 sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is:  (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points:  (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or

	(ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:  (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:  (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:  (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	

PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:  

**Table 1 - General Off-Street Car Parking Requirements**

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.	
<b>Residential Development</b>	
<b>Detached Dwelling</b>	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.
<b>Group Dwelling</b>	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.
<b>Residential Flat Building</b>	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.

<b>Row Dwelling where vehicle access is from the primary street</b>	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.
<b>Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)</b>	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.
<b>Semi-Detached Dwelling</b>	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.
<b>Aged / Supported Accommodation</b>	
<b>Retirement village</b>	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.
<b>Supported accommodation</b>	0.3 spaces per bed.
<b>Residential Development (Other)</b>	
<b>Ancillary accommodation</b>	No additional requirements beyond those associated with the main dwelling.
<b>Residential park</b>	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.
<b>Student accommodation</b>	0.3 spaces per bed.
<b>Workers' accommodation</b>	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
<b>Tourist</b>	
<b>Caravan park / tourist park</b>	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.
<b>Tourist accommodation</b>	1 car parking space per accommodation unit / guest room.
<b>Commercial Uses</b>	
<b>Auction room/ depot</b>	1 space per 100m <sup>2</sup> of building floor area plus an additional 2 spaces.
<b>Automotive collision repair</b>	3 spaces per service bay.
<b>Call centre</b>	8 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Motor repair station</b>	3 spaces per service bay.
<b>Office</b>	4 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Retail fuel outlet</b>	3 spaces per 100m <sup>2</sup> gross leasable floor area.
<b>Service trade premises</b>	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area 1 space per 100m <sup>2</sup> of outdoor area used for display purposes.
<b>Shop (no commercial kitchen)</b>	5.5 spaces per 100m <sup>2</sup> of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.  5 spaces per 100m <sup>2</sup> of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

<b>Shop (in the form of a bulky goods outlet)</b>	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Shop (in the form of a restaurant or involving a commercial kitchen)</b>	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m<sup>2</sup> of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.</p>
<b>Community and Civic Uses</b>	
<b>Childcare centre</b>	0.25 spaces per child
<b>Library</b>	4 spaces per 100m <sup>2</sup> of total floor area.
<b>Community facility</b>	10 spaces per 100m <sup>2</sup> of total floor area.
<b>Hall / meeting hall</b>	0.2 spaces per seat.
<b>Place of worship</b>	1 space for every 3 visitor seats.
<b>Pre-school</b>	1 per employee plus 0.25 per child (drop off/pick up bays)
<b>Educational establishment</b>	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
<b>Health Related Uses</b>	
<b>Hospital</b>	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
<b>Consulting room</b>	4 spaces per consulting room excluding ancillary facilities.
<b>Recreational and Entertainment Uses</b>	
<b>Cinema complex</b>	0.2 spaces per seat.
<b>Concert hall / theatre</b>	0.2 spaces per seat.
<b>Hotel</b>	1 space for every 2m <sup>2</sup> of total floor area in a public bar plus 1 space for every 6m <sup>2</sup> of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
<b>Indoor recreation facility</b>	<p>6.5 spaces per 100m<sup>2</sup> of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m<sup>2</sup> of total floor area for all other Indoor recreation facilities.</p>
<b>Industry/Employment Uses</b>	
<b>Fuel depot</b>	<p>1.5 spaces per 100m<sup>2</sup> total floor area</p> <p>1 spaces per 100m<sup>2</sup> of outdoor area used for fuel depot activity purposes.</p>
<b>Industry</b>	1.5 spaces per 100m <sup>2</sup> of total floor area.
<b>Store</b>	0.5 spaces per 100m <sup>2</sup> of total floor area.
<b>Timber yard</b>	<p>1.5 spaces per 100m<sup>2</sup> of total floor area</p> <p>1 space per 100m<sup>2</sup> of outdoor area used for display purposes.</p>



<b>Warehouse</b>	0.5 spaces per 100m <sup>2</sup> total floor area.
<b>Other Uses</b>	
<b>Funeral Parlour</b>	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
<b>Radio or Television Station</b>	5 spaces per 100m <sup>2</sup> of total building floor area.

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

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

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

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
<b>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</b>			
<b>Development generally</b>			
<b>All classes of development</b>	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:  1 space for each dwelling with a total floor area less than 75 square metres  2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres  3 spaces for each dwelling with a total floor area greater than 150 square metres.  Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone  City Main Street Zone  City Riverbank Zone  Adelaide Park Lands Zone  Business Neighbourhood Zone (within the City of Adelaide)  The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
<b>Non-residential development</b>			
<b>Non-residential development excluding tourist accommodation</b>	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	5 spaces per 100m <sup>2</sup> 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
<b>Non-residential development excluding tourist accommodation</b>	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	6 spaces per 100m <sup>2</sup> 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
<b>Tourist accommodation</b>	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	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
<b>Residential development</b>			
<b>Residential component of a multi-storey building</b>	Dwelling with no separate bedroom -0.25 spaces per dwelling  1 bedroom dwelling - 0.75 spaces per dwelling  2 bedroom dwelling - 1 space per dwelling  3 or more bedroom dwelling - 1.25 spaces per dwelling  0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone  Strategic Innovation Zone  Urban Activity Centre Zone  Urban Corridor (Boulevard) Zone  Urban Corridor (Business) Zone  Urban Corridor (Living) Zone  Urban Corridor (Main Street ) Zone  Urban Neighbourhood Zone
<b>Residential flat building</b>	Dwelling with no separate bedroom -0.25 spaces per dwelling  1 bedroom dwelling - 0.75 spaces per dwelling  2 bedroom dwelling - 1 space per dwelling  3 or more bedroom dwelling - 1.25 spaces per dwelling  0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone  Urban Activity Centre Zone  Urban Corridor (Boulevard) Zone  Urban Corridor (Business) Zone  Urban Corridor (Living) Zone  Urban Corridor (Main Street ) Zone  Urban Neighbourhood Zone

Table 2 - Criteria:

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

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

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

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.
<b>Consulting Room</b>	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
<b>Educational establishment</b>	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.

<b>Hospital</b>	1 space per 15 beds plus 1 space per 30 beds for visitors.
<b>Indoor recreation facility</b>	1 space per 4 employees plus 1 space per 200m <sup>2</sup> of gross leasable floor area for visitors.
<b>Licensed Premises</b>	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.
<b>Office</b>	1 space for every 200m <sup>2</sup> of gross leasable floor area plus 2 spaces plus 1 space per 1000m <sup>2</sup> of gross leasable floor area for visitors.
<b>Pre-school</b>	1 space per 20 full time employees plus 1 space per 40 full time children.
<b>Recreation area</b>	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
<b>Residential flat building</b>	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.
<b>Residential component of a multi-storey building</b>	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.
<b>Shop</b>	1 space for every 300m <sup>2</sup> of gross leasable floor area plus 1 space for every 600m <sup>2</sup> of gross leasable floor area for customers.
<b>Tourist accommodation</b>	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**

<b>Designated Area</b>	<b>Relevant part of the State</b>
	<b>The bicycle parking rate applies to a designated area located in a relevant part of the State described below.</b>
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)**

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

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: <ul style="list-style-type: none"> <li>(a) containing potential groundwater and surface water contaminants within waste operations areas</li> <li>(b) diverting clean stormwater away from waste operations areas and potentially contaminated areas</li> <li>(c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.</li> </ul>	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: <ul style="list-style-type: none"> <li>(a) avoid intersecting underground waters;</li> <li>(b) avoid inundation by flood waters;</li> <li>(c) ensure lagoon contents do not overflow;</li> <li>(d) include a liner designed to prevent leakage.</li> </ul>	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 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

## Workers' accommodation and Settlements

### Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance	DTS/DPF 1.2 None are applicable.



impacts on the amenity of adjacent users of land.	
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	DTS/DPF 1.4 None are applicable.

No criteria applies to this land use. Please check the definition of the land use for further detail.