

APPENDIX 2. CURRENT CODE POLICY

Address:

550 MAIN NORTH RD EVANSTON PARK SA 5116

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Property Zoning Details

Local Variation (TNV) Concept Plan (Concept Plan 100 - Gawler East) Concept Plan (Concept Plan 101 - Evanston Gardens, Evanston South, Hillier) Overlay Defence Aviation Area (All structures over 45 metres) Hazards (Bushfire - Urban Interface) Hazards (Flooding - General) Prescribed Water Resources Area Regulated and Significant Tree Stormwater Management Traffic Generating Development Urban Transport Routes Urban Tree Canopy Water Resources Zone General Neighbourhood

Development Pathways

General 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
- Dwelling or residential flat building 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.
- 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

General Neighbourhood Zone

Assessment Provisions (AP)

DO 1

Desired Outcome

Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land U	se and Intensity
P0 1.1	DTS/DPF 1.1
Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.	Development comprises one or more of the following: (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Educational establishment (f) Office (g) Place of Worship (h) Pre-school (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Shop (m) Student accommodation (n) Supported accommodation
P0 1.2	DTS/DPF 1.2
 Non-residential development located and designed to improve community accessibility t services, primarily in the form of: (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational establishments, community centres, places of worship, pre-schools, and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities. 	o None are applicable.
P0 1.3	DTS/DPF 1.3
Non-residential development sited and designed to complement the residential characte and amenity of the neighbourhood.	
PO 1.4	DTS/DPF 1.4

Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	A shop, consulting room or office (or following:	any combination thereof) satisfie	es any one of the
	following are satisfied: (i) does not exceed 50r	tment and in conjunction with a d n ² gross leasable floor area display of goods in a window or	-
	portion of a building) and sat (i) the building is a Stat (ii) is in conjunction with	onsulting room or office in an exi isfies one of the following: e or Local Heritage Place n a dwelling and there is no increa reviously used for non-residentia	ase in the gross
	following: ⁽ⁱ⁾ does not exceed 100 combined, in a single a State Maintained R ⁽ⁱⁱ⁾ does not exceed 200	rom an Activity Centre and satisfi Dm ² gross leasable floor area (inc e building) where the site does no load Dm ² gross leasable floor area (inc e building) where the site has a fr	dividually or thave a frontage to dividually or
	 (d) the development site abuts a (i) it does not exceed 2 combined, in a single (ii) the proposed develo floor area (existing a offices that abut the the following: 	n Activity Centre and all the follo 00m ² gross leasable floor area (i e building) pment will not result in a combin nd proposed) of all shops, consu Activity Centre in this zone excee existing gross leasable floor area	ndividually or ed gross leasable ilting rooms and eding the lesser of
P01.5	DTS/DPF 1.5		
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.	Alteration of or addition to existing ec schools where all the following are sa		nunity facilities or pre-
	 (b) building height not exceeding (c) the total floor area of the built to the addition/alteration (d) off-street vehicular parking e specified in Transport, Access 	ding not exceeding 150% of the xists or will be provided in accorr as and Parking Table 1 - General (f-Street Car Parking Requirement	total floor area prior dance with the rate(s) Dff-Street Car Parking
Site Dimensions	and Land Division		
P02.1	DTS/DPF 2.1		
Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain compatible with the pattern of development in a low-rise and predominantly low-density neighbourhood, with higher densities closer to public open space, public transport stations and activity centres.	Development will not result in more th or Allotments/sites for residential purpo		ment
	Dwelling Type	Minimum site/allotment area	Minimum
	Dwennig Type	per dwelling	site/allotment frontage
	Detached dwelling (not in a terrace arrangement)	300m ² (exclusive of any battle- axe allotment 'handle')	9m where not on a battle-axe site 5m where on a battle-axe site
	Semi-detached dwelling Row dwelling (or detached dwelling	300m ² 250m ²	9m 7m (averaged)
	in a terrace arrangement)		
	Group dwelling	300m ² (average, including common areas)	15m (total)
	Dwelling within a residential flat building	300m ² (average, including common areas)	15m (total)
P0 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.	(b) if there is an existing dwelling after completion of the devel	accords with site area and fronta urhood Zone DTS/DPF 2.1 g on the allotment that will remain opment, it will not contravene: equirements specified in Design	n on the allotment

 (ii) off-street vehicular parking exists 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. "S/DPF 2.3 "ision of land satisfies (a), (b) or (c): (a) reflects the site boundaries illustrated and approved in an existing development authorisation under the Development Act 1993 or Planning, Development and Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments (c) satisfies all of the following: (i) No more than 5 additional allotments are created (ii) Each proposed allotment has a minimum site area of 300m² and frontage of 9m (iii) Each proposed allotment has a slope less than 12.5% (1-in-8)
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 (iv) There are no regulated trees on or within 20m of the subject land, with the distance measured from the base of the trunk of the tree (or the nearest trunk of the tree) to the subject land (v) The division does not involve creation of a public road (vi) Vehicle access from a public road can be provided to all proposed allotments which satisfies Design in Urban Areas DTS/DPF 23.3, 23.4 and 23.6, and would be located wholly on one side of the allotment, or located no more than 1m from the side boundary alignment (vii) No allotments are in a battle-axe configuration and (viii) Each proposed allotment is of a size and dimension capable of containing
a rectangle 9m in width and 15m in depth.
age
S/DPF 3.1
ne development does not result in site coverage exceeding 60%.
sight
S/DPF 4.1
ilding height (excluding garages, carports and outbuildings) no greater than:
(a) 2 building levels and 9m
and (b) wall height that is no greater than 7m except in the case of a gable end.
Setback
S/DPF 5.1
he building line of a building set back from the primary street boundary:
 (a) no more than 1m in front of 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) (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), no more than 1m in front of the setback to the building line of that building
or (c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.
t Setback
S/DPF 6.1
uilding walls are set back from the boundary of the allotment with a secondary street ontage:
 (a) at least 900mm or (b) if a dwelling on any adjoining allotment is closer to the secondary street than 900mm, at least the distance of that dwelling from the boundary with the secondary street.
Valls
S/DPF 7.1
ccept where the dwelling is located on a central site within a row dwelling or terrace

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	 (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3m in height from the top of footings (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
P072	DTS/DPF 7.2
Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.
Side boun	Jary setback
PO 8.1 Building walls are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character	DTS/DPF 8.1 Other than walls located on a side boundary, building walls are set back from side boundaries:
and (b) access to natural light and ventilation for neighbours.	 (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m and
	(c) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear boun	dary setback
 PO 9.1 Dwelling walls are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	DTS/DPF 9.1 Dwelling walls are set back from the rear boundary at least: (a) if the size of the site is less than 301m ² (i) 3m in relation to the ground floor of the dwelling (ii) 5m in relation to any other building level of the dwelling (b) if the size of the site is 301m ² or more- (i) 4m in relation to the ground floor of the dwelling (ii) 6m in relation to any other building level of the dwelling.
Conce	pt Plans
PO 10.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 10.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: Description Concept Plan 101 - Evanston Gardens, Evanston South, Hillier Concept Plan 100 - Gawler East
	 In relation to DTS/DPF 10.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 10.1 is met.
Ancillary Buildin	gs and Structures
Po 11.1 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 11.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) have a door / opening not exceeding:

		В.	for dwellings comprising two or more building line fronting the same public s	
	(e)	(i) a longe same a (ii) the pro	boundary (not being a boundary with a p exceed a length of 11.5m unless: er wall or structure exists on the adjacen illotment boundary and posed wall or structure will be built alon ary as the existing adjacent wall or struc	t site and is situated on the g the same length of
	(f)	street or secon	boundary of the allotment (not being a b dary street), all walls or structures on the th of that boundary	
	(g)	an adjacent site	ted within 3m of any other wall along the e on that boundary there is an existing w or about the proposed wall or structure	
	(h) (i)		yht or post height not exceeding 3m (and yht where no part of the roof is more tha	
	(j) (k)	retains a total a less:	metal, is pre-colour treated or painted in rea of soft landscaping in accordance w	
	(i)	Dwelling site a	determined by the following table: area (or in the case of residential flat oup dwelling(s), average site area)	Minimum percentage of site
		<150		10%
		150-200		15%
		201-450		20%
		>450		25%
	(ii)	the amount of e	existing soft landscaping prior to the dev	velopment occurring.
P0 11.2	DTS/DPF	11.0		
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			structures do not result in:	
site.	(a)	less private ope Open Space	en space than specified in Design in Urba	an Areas Table 1 - Private
	(b)	General Off-Stre	parking than specified in Transport, Acc eet Car Parking Requirements or Table 2 n Designated Areas.	
Adverti	sements			
P0 12.1	DTS/DPF	12.1		
Advertisements identify the associated business activity, and do not detract from the residential character of the locality.			to a lawful business activity associated nounted flush with a wall or fence.	with a residential use do

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	Exceptions
(Column A)	(Column B)
 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.

 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: residential flat building(s) of 3 or more building levels the demolition of a State or Local Heritage Place 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) retaining wall (n) retirement facility (o) shade sail (p) solar photovoltaic panels (roof mounted) (q) student accommodation (s) swimming pool or spa pool (t) verandah (u) water tank. 	 Except development that: 1. does not satisfy General 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater lengt on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
 4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop. 	 Except development that: 1. does not satisfy any of the following: (a) General Neighbourhood Zone DTS/DPF 1.4 (b) General 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater lengt on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
 5. Any development involving any of the following (or of any combination of any of the following): (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity. 	None specified.
 6. Alteration of or addition to any development involving the following (or of any combination of any of the following): (a) community facility (b) educational establishment (c) pre-school. 	Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.
7. Demolition. acement of Notices - Exemptions for Performance Assessed Development	Except any of the following: the demolition of a State or Local Heritage Place the demolition of a building (except an ancillary building) in a Historic Area Overlay.

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Defence Aviation Area Overlay

Assessment Provisions (AP)

	Desired Outcome
DO 1	Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built	Form
Po 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas.	DTS/DPF 1.1 Building height does not exceed the relevant height specified by the Defence Aviation Area Overlay.
Po 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas.	DTS/DPF 1.2 Development does not include exhaust stacks.

Procedural Matters (PM) - Referrals

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

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

Hazards (Bushfire - Urban Interface) Overlay

Assessment Provisions (AP)

Desired Outcome		
DO 1	Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk:	
	 (a) allow access through to bushfire risk areas (b) are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack (c) facilitate evacuation to areas safe from bushfire danger. 	
Porformanco ()	Jutcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)	

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Land Division		
P0 1.1	DTS/DPF 1.1	
Land division creating public roads or resulting in 10 or more new allotments is designed	o Land division creates less than 10 allotments and/or does not involve the creation of public	

Policy24 - Eriquity	
make provision for emergency vehicle access through to the bushfire risk area.	roads.
P0 1.2	DTS/DPF 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.	Land division does not involve the creation of public roads.
P0 1.3	DTS/DPF 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.	Land division creates less than 10 allotments.
P0 1.4	DTS/DPF 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 adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	Land division creates less than 10 allotments and/or does not involve the creation of public roads.
P0 1.5	DTS/DPF 1.5
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.	Land division does not create or rely on fire tracks.
P0 1.6	DTS/DPF1.6
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.	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.
Vehicle Access - Roads,	Driveways and Fire Tracks
P02.1	DTS/DPF 2.1
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:	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
(a) access, operation and evacuation of fire-fighting vehicles and emergency	(a) are constructed with a formed, all-weather surface
personnel	(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road
(b) evacuation of residents, occupants and visitors.	 (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m
	 (d) have a minimum formed road width of 6m (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)
	 (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)
	(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:
	 a turning area with a minimum formed surface radius of 12.5m (Figure 3) or
	(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)
	(h) incorporate solid, all-weather crossings over any watercourse that support fire- fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.

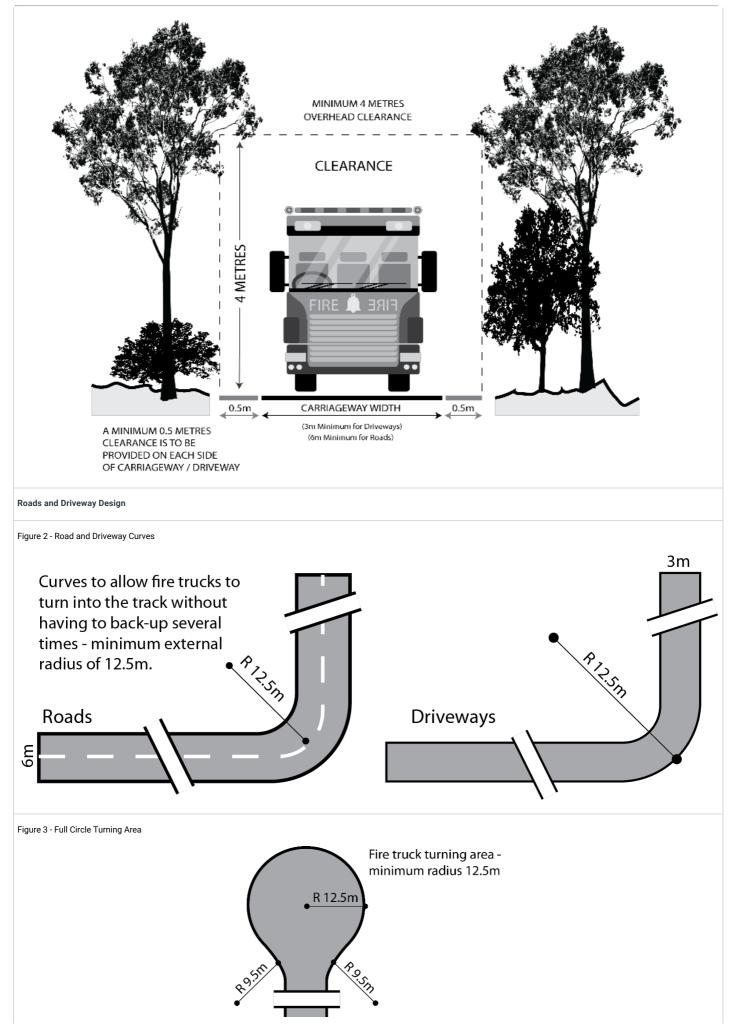
Procedural Matters (PM) - Referrals

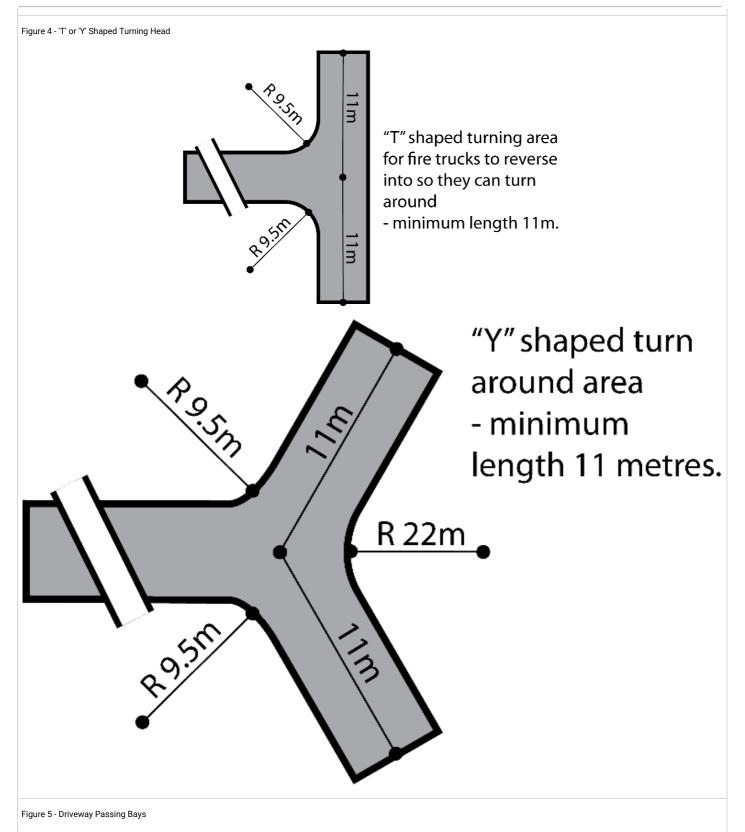
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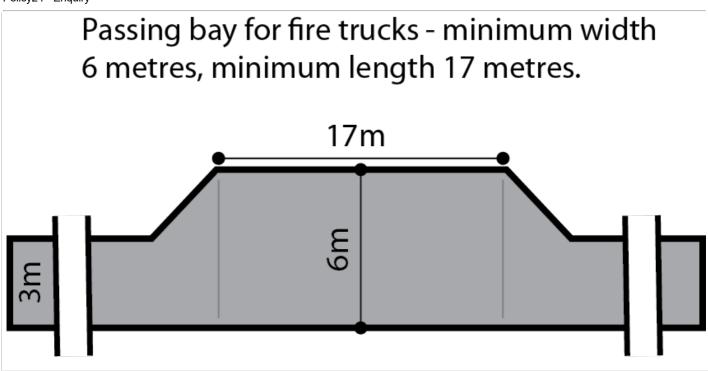
Class of Development / Activity	Referral Body		Statutory Reference	
None	None	None	None	
Figures and Diagrams				
Fire Engine and Appliance Clearances				

Figure 1 - Overhead and Side Clearances

Policy24 - Enquiry







Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome		
DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.	

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

Performance Outcome Deemed-to-Satisfy Criteria / Design Performance Feature	
Lan	d Use
P0 1.1	DTS/DPF 1.1
Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Flood R	esilience
P02.1	DTS/DPF 2.1
Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
Environmen	tal Protection
P0 3.1	DTS/DPF 3.1
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 during a 1% AEP flood event to avoid potential environmental harm.	Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

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		Statutory Reference
None	None	None	None

Prescribed Water Resources Area Overlay

Assessment Provisions (AP)

Desired Outcome

DO 1

Sustainable water use in prescribed surface water resources areas maintains the health and natural flow paths of water courses.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
P0 1.1 All development, but in particular development involving any of the following:	DTS/DPF 1.1 Development satisfies either of the following:
 (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed surface water areas. 	 (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.
P0 1.2 Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.	DTS/DPF 1.2 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that comprises the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts surface water flowing over land.	Relevant authority under the <i>Landscape</i> <i>South Australia Act</i> 2019 that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development.	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources in accordance with the provisions of the relevant water allocation plan or regional landscape plan or equivalent.	Development of a class to which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Any of the following classes of development: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry Commercial forestry that requires a forest water licence under Part 8 Division 6 of the Landscape South Australia Act 2019.	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South</i> <i>Australia Act 2019.</i>	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

DO 1

Desired Outcome

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 Retentio	on and Health
PO 1.1		DTS/DPF 1.1
Regula	ted trees are retained where they:	None are applicable.
(a) (b) (c)	1972 as a rare or endangered native species and / or	
P0 1.2		DTS/DPF 1.2
Signific	cant trees are retained where they:	None are applicable.
(a) (b) (c) (d) (e) (f)	Act 1972 as a rare or endangered native species represent an important habitat for native fauna are part of a wildlife corridor of a remnant area of native vegetation are important to the maintenance of biodiversity in the local environment and / or	
	· · · · · · · · · · · · · · · · · · ·	
PO 1.3		DTS/DPF 1.3
A tree ((a) (b)	 damaging activity not in connection with other development satisfies (a) and (b): tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree 	None are applicable.
PO 1.4		DTS/DPF 1.4
A tree-(a) (a) (b)	damaging activity in connection with other development satisfies all the following: it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.	None are applicable.
	Ground work	affecting trees
by exca	ted and significant trees, including their root systems, are not unduly compromised avation and / or filling of land, or the sealing of surfaces within the vicinity of the tree port their retention and health. Land I	DTS/DPF 2.1 None are applicable. Division

P0 3.1	DTS/DPF 3.1
Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	 Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Procedural Matters (PM) - Referrals

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

D0 1

Desired Outcome

Development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated
	Performance Feature
P0 1.1	DTS/DPF 1.1
Residential development is designed to capture and re-use stormwater to: (a) maximise conservation of water resources	Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:
 (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality. 	 (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m² (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area Table 1: Rainwater Tank
	Site size Minimum Minimum (m ²) retention detention volume volume (Litres) (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

Traffic Generating Development Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic General	ting Development
PO 1.1	DTS/DPF 1.1
Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development:
	 (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.
P0 1.2	DTS/DPF 1.2
Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development:
	 (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.
P0 1.3	DTS/DPF 1.3
Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development:
	 (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory

				Reference
followir	where all of the relevant deemed-to-satisfy criteria are met, any of the ng classes of development that are proposed within 250m of a State ined Road: land division creating 50 or more additional allotments commercial development with a gross floor area of 10,000m ² or more retail development with a gross floor area of 2,000m ² or more a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more industry with a gross floor area of 20,000m ² or more educational facilities with a capacity of 250 students or more.	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Urban Transport Routes Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Ent	ry and Exit (Traffic Flow)
P0 1.1	DTS/DPF 1.1
Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads.	 An access point satisfies (a), (b) or (c): (a) where servicing a single (1) dwelling / residential allotment: (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 3m and 4m (measured at the site boundary) (b) where the development will result in 2 and up to 6 dwellings: (i) (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction
	 vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site)
	 (c) where the development will result in 7 or more dwellings, or is a non-residential land use: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less (vi) it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m (vii) it will have a width of between 9m and 12m (measured at the site

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	 boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access: A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road.
Access - On	-Site Queuing
P021	DTS/DPF 2.1
Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.	 An access point in accordance with one of the following: (a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram: (b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and: (i) is expected to be serviced by vehicles with a length no greater than 6.4m (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)
	 small rigid vehicle (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) (iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:
Access - (Location Spacin	ng) - Existing Access Point
P0 3.1 Existing access points are designed to accommodate the type and volume of traffic likely	DTS/DPF 3.1 An existing access point satisfies (a), (b) or (c):
to be generated by the development.	 (a) it will not service, or is not intended to service, more than 6 dwellings (b) it is not located on a Controlled Access Road and will not service development that will result in (b) a larger class of vehicle expected to access the site using the existing access (c) is not located on a Controlled Access Road and development constitutes: (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa (ii) a change in use from a shop to an office, consulting room or personal or

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		do	mestic services establis	hment
				nsulting room or office <250m ² gross leasable
				gross leasable floor area
			hange of use from a sho rehouse <500m² gross l	op <500m² gross leasable floor area to a
			5	
		(v) an	once or consulting rool	m with a <500m² gross leasable floor area.
Access – Location (Spac	1			
20 4.1	DTS/DPF 4.1			
New access points are spaced apart from any existing access point or public road junction		ess point	satisfies (a), (b) or (c):	
to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.	(a) w fr ei ai d d (b) w ai	NOTE: NOTE: The points murk the main read of undivided read. there the co ccess from vailable, th (i) is r	a local road (not being a t of 60km/h or less, the d a minimum of 6.0m fro t of 60km/h or less, the d a minimum of 6.0m fro t of 00km/h or less, the d a minimum of 6.0m fro t of 00km/h or less, the t of 00km/h or less,	ided to serve between 1 and 6 dwellings and bad that is not a State Maintained Road) is not red Access Road
	(c) w Ic av	(iii) wil (iv) is I foll (v) loc where DTS, ocal road a ccess is n	I be on a road with a spe ocated outside of the bo lowing part (a) ated minimum of 6m fro /DPF 4.1 part (a) and (b) It least 25m from the Sta	of road affected by double barrier lines eed environment of 70km/h or less old lines on the diagram shown in the diagram om a median opening or pedestrian crossing do not apply and access from an alternative ate Maintained Road is not available, and the ed Access Road, the new access is separated i
		Speed	Separation between	Separation from public road junctions and
		.imit 50 km/h	access points No spacing	merging/terminating lanes 20m
		or less	requirement	2011
	6	60 km/h	30m	73m
	_	70 km/h	40m	92m
		30 km/h 90 km/h	50m 65m	114m 139m
	_		UJIII	ווופטו
		00	80m	165m
		100 km/h	80m	165m
	1	(m/h 110	80m 100m	165m 193m
	1	m/h		
		cm/h 10 sm/h		
Access - Locat	ion (Sight Line	xm/h 110 xm/h		
0 5.1	tion (Sight Line	sm/h 10 km/h	100m	
0 5.1 ccess points are located and designed to accommodate sight lines that enable drivers	tion (Sight Line	sm/h 10 km/h		
0 5.1 ccess points are located and designed to accommodate sight lines that enable drivers nd pedestrians to navigate potential conflict points with roads in a controlled and safe	tion (Sight Line DTS/DPF 5.1 An access (a) d	xm/h 110 xm/h es) s point sat	100m isfies (a) or (b): roaching or exiting an ac	193m
0 5.1 ccess points are located and designed to accommodate sight lines that enable drivers nd pedestrians to navigate potential conflict points with roads in a controlled and safe	ion (Sight Line DTS/DPF 5.1 An access (a) d au th	xm/h 110 xm/h es point sat rivers app eccordance	100m isfies (a) or (b): roaching or exiting an ac e with the following (mea it Access point serv	193m ccess point have an unobstructed line of sight asured at a height of 1.1m above the surface of ing 1-6 Access point serving all other
0.5.1 ccess points are located and designed to accommodate sight lines that enable drivers nd pedestrians to navigate potential conflict points with roads in a controlled and safe	ion (Sight Line DTS/DPF 5.1 An access (a) d au th	xm/h 110 xm/h ss) s point sat rivers app ccordance ne road): Speed Lim	100m isfies (a) or (b): roaching or exiting an ac e with the following (mea with Access point serv dwellings	193m ccess point have an unobstructed line of sight asured at a height of 1.1m above the surface of the su
0 5.1 ccess points are located and designed to accommodate sight lines that enable drivers nd pedestrians to navigate potential conflict points with roads in a controlled and safe	ion (Sight Line DTS/DPF 5.1 An access (a) di au th	m/h 110 m/h ss) s point sat rivers app ccordance le road): Speed Lim 40 km/h o	100m isfies (a) or (b): roaching or exiting an ac e with the following (mea with Access point serv dwellings	193m ccess point have an unobstructed line of sight asured at a height of 1.1m above the surface of ing 1-6 Access point serving all other
0 5.1 ccess points are located and designed to accommodate sight lines that enable drivers nd pedestrians to navigate potential conflict points with roads in a controlled and safe	ion (Sight Line DTS/DPF 5.1 An access (a) d au th	xm/h 110 xm/h s point sat rivers app ccordance re road): Speed Lim t0 km/h o ess	100m isfies (a) or (b): roaching or exiting an ac with the following (mea it Access point serv dwellings r 40m	193m ccess point have an unobstructed line of sight asured at a height of 1.1m above the surface o ing 1-6 Access point serving all other development 73m
0 5.1 ccess points are located and designed to accommodate sight lines that enable drivers nd pedestrians to navigate potential conflict points with roads in a controlled and safe	ion (Sight Line DTS/DPF 5.1 An access (a) d a th t t	m/h 10 m/h sm/h spoint sat rivers app cccordance he road): Speed Lim 40 km/h o ess 50 km/h	100m isfies (a) or (b): roaching or exiting an ac e with the following (mea it Access point serv dwellings r 40m 55m	193m ccess point have an unobstructed line of sight asured at a height of 1.1m above the surface o ing 1-6 Access point serving all other development 73m 97m
0 5.1 ccess points are located and designed to accommodate sight lines that enable drivers nd pedestrians to navigate potential conflict points with roads in a controlled and safe	ion (Sight Line DTS/DPF 5.1 An access (a) d au th	m/h 110 m/h ss) s point sat rivers app ccordance re road): Speed Lim 10 km/h o ess 50 km/h	100m isfies (a) or (b): roaching or exiting an ac with the following (mea it Access point serv dwellings r 40m	193m excess point have an unobstructed line of sight is asured at a height of 1.1m above the surface or a height of 1.1
0 5.1 cccess points are located and designed to accommodate sight lines that enable drivers nd pedestrians to navigate potential conflict points with roads in a controlled and safe	ion (Sight Line DTS/DPF 5.1 An access (a) d a th 5 4 5 7	m/h 10 m/h sm/h spoint sat rivers app cccordance he road): Speed Lim 40 km/h o ess 50 km/h	100m isfies (a) or (b): roaching or exiting an ac e with the following (mea it Access point serv dwellings r 40m 55m 73m	193m ccess point have an unobstructed line of sight i asured at a height of 1.1m above the surface or ing 1-6 Access point serving all other development 73m 97m 123m
0 5.1 Access points are located and designed to accommodate sight lines that enable drivers Ind pedestrians to navigate potential conflict points with roads in a controlled and safe	ion (Sight Line DTS/DPF 5.1 An access (a) di au th <u>5</u> <u>6</u> <u>7</u> <u>8</u> <u>6</u> <u>7</u> <u>8</u> <u>6</u> <u>7</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u>	m/h 110 m/h ss) s point sat rivers app ccordance le road): Speed Lim 10 km/h 50 km/h 50 km/h 20 km/h 20 km/h	100m isfies (a) or (b): roaching or exiting an access the point served wellings r 40m 55m 73m 92m	193m ccess point have an unobstructed line of sight i asured at a height of 1.1m above the surface o ing 1-6 Access point serving all other development 73m 97m 123m 151m
Access - Locat P0 5.1 Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.	ion (Sight Line DTS/DPF 5.1 An access (a) di au th E E E E E E E E E E E E E E E E E E	m/h 10 m/h ss) s point sat rivers app ccordance te road): Speed Lim 40 km/h o ess 50 km/h 50 km/h 30 km/h	100m isfies (a) or (b): roaching or exiting an access point served wellings r 40m 55m 73m 92m 114m	193m ccess point have an unobstructed line of sight i asured at a height of 1.1m above the surface o ing 1-6 Access point serving all other development 73m 97m 123m 151m 181m

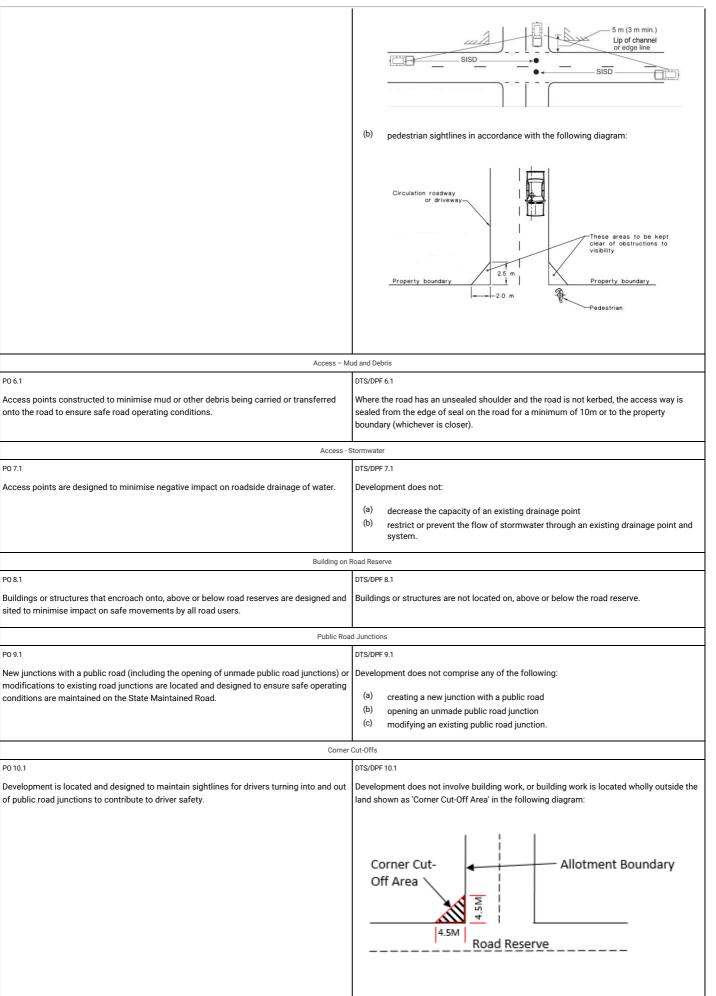
PO 6.1

P0 7.1

PO 8.1

PO 9.1

PO 10.1



Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
 Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority). 	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Developmen of a class to which Schedule 9 clause 3 item 7 of the Planning, Developmen and Infrastructur (General) Regulations 2017 applies

Urban Tree Canopy Overlay

Assessment Provisions (AP)

DO 1

Desired Outcome

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

Performance Outcome	Deer			y Crite ance F		Designated e	
PO 1.1	DTS/DPF 1.1	DTS/DPF 1.1					
Trees are planted or retained to contribute to an urban tree canopy.	Tree planting is provided in accordance with the following:						
	Site size per d	Site size per dwelling (m ²)			Tree size* and number required per dwelling		
	<450		1:	1 small tree			
	450-800			1 medium tree or 2 small trees		trees	
	>800		11	large tree or 2	2 medium 1	trees or 4 small trees	
	*refer Table 1 1	Free Size					
	Table 1 Tree S	Size					
	Tree size	Mature height (minimum)	Matur (minin	e spread num)		around tree within nent site (minimum)	
	Small	4 m	2m		10m ² an	d min. dimension of 1.5m	
	Medium	6 m	4 m		30m ² and	d min. dimension of 2m	
	Large	12 m	8m		60m ² and min. dimension of 4m		
	in DTS/DPF 1.1 in Columns A, E	where existing tre	e(s) are and are	retained on t not a species	he subject identified	es required to be planted land that meet the criteria lin Regulation 3F(4)(b) of ns 2017.	
	Table 2 Tree D	Discounts					
	Retained tree height (Column A)	Retained tree s (Column B)		Retained soil around tree v development (Column C)	vithin	Discount applied (Column D)	

4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)
off-set scheme e and Infrastructur satisfied. For the	stablished by the Minis e Act 2016, provided th purposes of section 10	ter under section 197 of e provisions and require 12(4) of the Planning, Dev	ccordance with a relevant the Planning, Development ments of that scheme are relopment and tters in DTS/DPF 1.1 to be

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		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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water C	atchment
P0 1.1	DTS/DPF 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.	None are applicable.
P0 1.2	DTS/DPF 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.	None are applicable.
P0 1.3	DTS/DPF 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.	None are applicable.
P0 1.4	DTS/DPF 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.	None are applicable.
P0 1.5	DTS/DPF 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	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.

(b) minimise soil loss eroding into the watercourse.	
P0 1.6	DTS/DPF 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:	None are applicable.
 (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses. 	
P0 1.7	DTS/DPF 1.7
Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	None are applicable.
P0 1.8	DTS/DPF 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.	None are applicable.
P0 1.9	DTS/DPF 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.	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		Statutory Reference
None	None	None	None

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

Desired Outcome		
	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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Арре	arance
P0 1.1	DTS/DPF 1.1
Advertisements are compatible and integrated with the design of the building and/or land they are located on.	 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

Advertising boardings do not disfigure the appearance of the land upon which they are stututed or the character of the locality. Where development comprises an advertising hoarding, the supporting structure is:		
0 0		 A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side.
Initial of the version structure Initial of the version structure 0:12 Initial of the version structure Initial of the version structure 0:12 Initial of the version structure Initial of the version structure in the form of a single of dual point dual in the boundaries of the structure in the form of a single of dual point structure in the form of a single of dual point dual in the boundaries of the structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single of dual point structure in the form of a single		 (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height
Advertising boardings do not disfigure the appearance of the land upon which they are stututed or the character of the locality. Where development comprises an advertising hoarding, the supporting structure is:		 limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign,
ellulated or the character of the locality:	P0 1.2	DTS/DPF 1.2
or 0 or 00 not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design. A0-01_3 AArettisements and or advertising boardings are contained within the boundaries of the aste. A0-14 DISUPF 1.3 A0-writisements and or advertising boardings are contained within the boundaries of the aste. A0-writisement and or advertising boardings are contained within the boundaries of the aste. NO1.5 A0-writisements on public land that meet at least one of the following: (a) are integrated with a bus obsteter. NO1.5 TSOFT 1.5 None are applicable. Advertisements and/or advertising boardings are of a scale and size appropriate to the boarder of hardinaments None are applicable. P02.1 Profestation None are applicable. P02.2 VIDEF 2.1 No more than one freestanding advertisement is displayed per occupancy. P02.4 VIDEF 2.4 No more than one freestanding advertisement is displayed per occupancy. P02.4 VIDEF 2.4 No more than one freestanding advertisement is displayed per occupancy. P02.4 VIDEF 2.4 No more than one freestanding advertisement is displayed per occupancy. P02.4 VIDEF 2.4 Advertisements atatidy all of the fo	Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	
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P0 4.1 DTS/DPF 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers. Advertisements do not incorporate any illumination. Safety P0 5.1 DTS/DPF 5.1	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.	Advertisements contain information limited to a lawful existing or proposed activity or
Light spill from advertisement illumination does not unreasonably compromise the amenity Advertisements do not incorporate any illumination. of sensitive receivers. Safety P0 5.1 DTS/DPF 5.1	Amenity	/ Impacts
PO 5.1 DTS/DPF 5.1	P0 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	
PO 5.1 DTS/DPF 5.1	C 2	l fetv
	Advertisements and/or advertising hoardings erected on a verandah or projecting from a	

Folicyz4 - Linguity			
building wall are designed and located to allow for safe and convenient pedestrian access.	base of the underside of the sign.		
P0 5.2	DTS/DPF 5.2		
Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	No advertisement illumination is proposed.		
P0 5.3	DTS/DPF 5.3		
Advertisements and/or advertising hoardings do not create a hazard to drivers by:	Advertisements satisfy all of the following:		
 (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. 	 (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following Corner Cut- 		
	Off Area		
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.		
PO 5.5	DTS/DPF 5.5		
Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is 		
	located a minimum of the following distance from the roadside edge of the kerb or the seal:		
	(a) 110 km/h road - 14m		
	(b) 100 km/h road - 13m (c) 90 km/h road - 10m		
	(d) 70 or 80 km/h road - 8.5m.		
P0 5.6	DTS/DPF 5.6		
Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	Advertising:		
users anough manimation, nashing lights, or moving or changing displays of messages.	 (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s). 		

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome D0 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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting ar	nd Design
P0 1.1	DTS/DPF 1.1
Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	None are applicable.
P0 1.2	DTS/DPF 1.2

Policy24 - Enquiry		
Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	None are applicable.	
Horse Keeping		
P0 2.1	DTS/DPF 2.1	
Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	None are applicable.	
P0 2.2	DTS/DPF 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.	 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. 	
P023	DTS/DPF 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.	Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.	
P024	DTS/DPF 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.	Stables, horse shelters and associated yards are set back 50m or more from a watercourse.	
P0 2.5	DTS/DPF 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.	Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).	
Ke	nnels	
P0 3.1	DTS/DPF 3.1	
Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	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.	
P0 3.2	DTS/DPF 3.2	
Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:	Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.	
 (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. 		
P0 3.3	DTS/DPF 3.3	
Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	Kennels are sited in association with a permanent dwelling on the land.	
Wastes		
P0 4.1	DTS/DPF 4.1	
Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	None are applicable.	
P0 4.2	DTS/DPF 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.	Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.	

Aquaculture

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based	Aquaculture
P01.1	DTS/DPF 1.1
Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	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.
P0 1.2	DTS/DPF 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.	None are applicable.
P0 1.3	DTS/DPF 1.3
Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	None are applicable.
P0 1.4	DTS/DPF 1.4
Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	None are applicable.
P0 1.5	DTS/DPF 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.	None are applicable.
PO 1.6	DTS/DPF 1.6
Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	None are applicable.
P0 1.7	DTS/DPF 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.	None are applicable.
Marine Base	d Aquaculture
P02.1	DTS/DPF 2.1
Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:	None are applicable.
 (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems. 	
P0 2.2	DTS/DPF 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.	None are applicable.
P023	DTS/DPF 2.3
Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	None are applicable.
P0 2.4	DTS/DPF 2.4
Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	Marine aquaculture development is located 100m or more seaward of the high water mark.
P0 2.5	DTS/DPF 2.5
Marine aquaculture is sited and designed to not obstruct or interfere with:	None are applicable.
 (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high damian visual 	
 (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties 	
(f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	

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P0 2.6	DTS/DPF 2.6	
Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	None are applicable.	
P02.7	DTS/DPF 2.7	
Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:	None are applicable.	
 (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline. 		
P0 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 None are applicable.	
P0 2.9	DTS/DPF 2.9	
Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	None are applicable.	
P0 2.10	DTS/DPF 2.10	
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> .	Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972.</i>	
P02.11	DTS/DPF 2.11	
Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:	None are applicable.	
 (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal. 		
Navigation	and Safety	
P0 3.1	DTS/DPF 3.1	
Marine aquaculture sites are suitably marked to maintain navigational safety.	None are applicable.	
P0 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 None are applicable.	
Environmenta	I Management	
P0 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.	
P0 4.2	DTS/DPF 4.2	
Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	None are applicable.	
P0 4.3	DTS/DPF 4.3	
Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	None are applicable.	
P0 4.4	DTS/DPF 4.4	
Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	None are applicable.	
	1	

Beverage Production in Rural Areas

Desired Outcome

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Odour a	Ind Noise	
P0 1.1	DTS/DPF 1.1	
Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	None are applicable.	
P0 1.2	DTS/DPF 1.2	
Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	None are applicable.	
P0 1.3	DTS/DPF 1.3	
Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	None are applicable.	
P0 1.4	DTS/DPF 1.4	
Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	Brew kettles are fitted with a vapour condenser.	
P0 1.5	DTS/DPF 1.5	
Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.	
Water	Quality	
P0 2.1	DTS/DPF 2.1	
Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	Wastewater management systems are set back 50m or more from the banks of watercourses and bores.	
P022	DTS/DPF 2.2	
The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	None are applicable.	
P023	DTS/DPF 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.	None are applicable.	
P024	DTS/DPF 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.	None are applicable.	
Wastewat	er Irrigation	
P0 3.1	DTS/DPF 3.1	
Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	None are applicable.	
P0 3.2	DTS/DPF 3.2	
Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.	
P0 3.3	DTS/DPF 3.3	
Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as:	None are applicable.	
 (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding 		

(d)	steeply sloping land	
(e)	rocky or highly permeable soil overlaying an unconfined aquifer.	

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature			
Siting and Design DTS/DPF 1.1				
Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	 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: 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.			
P022 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.			
Access a	nd Parking			
P0 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.			
Slipways, Wharves and Pontoons				
P0 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
P0 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	Develo	pment is:	
	(a) (b) (c)	contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area 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	
	(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 deve	lopment	
External A	ppearance	
P0 1.1	DTS/DPF 1.1	
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.	
P0 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.	
P0 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.	
P0 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:	Development does not incorporate any structures that protrude beyond the roofline.	
(a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces		
 (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 		
P0 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	None are applicable.	

development contemplated in the relevant zone.	
Sa	fety
P02.1	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.
P0 2.2	DTS/DPF 2.2
Development is designed to differentiate public, communal and private areas.	None are applicable.
P0 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.
P0 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.
P0 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.
Lands	scaping
P0 3.1	DTS/DPF 3.1
Soft landscaping and tree planting is incorporated to:	None are applicable.
 (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. 	
P0 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.
Environmenta	al Performance
P0 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.
P0 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.
P0 4.3	DTS/DPF 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.	None are applicable.
Water Sens	sitive Design
P0 5.1	DTS/DPF 5.1
Development is sited and designed to maintain natural hydrological systems without negatively impacting:	None are applicable.
 (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. 	
On-site Waste Tr	reatment Systems
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-

	Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Caroarkin	Appearance
P0 7.1	DTS/DPF 7.1
Development facing the street is designed to minimise the negative impacts of any semi- basement and undercroft car parking on the streetscapes through techniques such as:	None are applicable.
 (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. 	
P0 7.2	DTS/DPF 7.2
Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	None are applicable.
P0 7.3	DTS/DPF 7.3
Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.
P0 7.4	DTS/DPF 7.4
Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	None are applicable.
P0 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.	None are applicable.
P0 7.6	DTS/DPF 7.6
Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	None are applicable.
P0 7.7	DTS/DPF 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.	None are applicable.
Earthworks a	nd sloping land
Earthworks a	nd sloping land DTS/DPF 8.1
	DTS/DPF 8.1 Development does not involve any of the following:
P0 8.1 Development, including any associated driveways and access tracks, minimises the need	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m
P0 8.1 Development, including any associated driveways and access tracks, minimises the need	DTS/DPF 8.1 Development does not involve any of the following:
P0 8.1 Development, including any associated driveways and access tracks, minimises the need	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m
P0 8.1 Development, including any associated driveways and access tracks, minimises the need	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m
P0 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
P0 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. P0 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a)
P0 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. P0 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway
P0 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. P0 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
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P0 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. P0 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8). P0 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	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. DTS/DPF 8.3
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 P0 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. P0 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8). P0 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. P0 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 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. DTS/DPF 8.3 None are applicable.
P0.8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. P0.8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8). P0.8.3 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. P0.8.4 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. P0.8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. DTS/DPF 8.3 None are applicable. DTS/DPF 8.4 None are applicable. DTS/DPF 8.5

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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.	None are applicable.	
P0 9.2	DTS/DPF 9.2	
Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	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)	
P0 10.1	DTS/DPF 10.1	
Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	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.	
P0 10.2	DTS/DPF 10.2	
Development mitigates direct overlooking from balconies, terraces and decks to habitable	One of the following is satisfied:	
rooms and private open space of adjoining residential uses.	 (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 Residentia	al development	
	l passive surveillance	
P0 11.1	DTS/DPF 11.1	
Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	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 2m² facing the primary street. 	
P0 11.2	DTS/DPF 11.2	
Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.	
Outlook a	nd amenity	
P0 12.1	DTS/DPF 12.1	
Living rooms have an external outlook to provide a high standard of amenity for occupants.	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.	
P0 12.2	DTS/DPF 12.2	
Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	None are applicable.	
Ancillary D	evelopment	
P0 13.1	DTS/DPF 13.1	
Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) 	
	 (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: 	

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	 A. for dwellings of single building level - 7m in site frontage, whichever is the lesser B. for dwellings comprising two or more build building line fronting the same public street 	ing levels at the	
	 (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 		
	 (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: 		
	(i) a total area as determined by the following table:		
		Minimum percentage of site	
	<150 1	10%	
	150-200 1	15%	
		20%	
	>450 2	25%	
	 the amount of existing soft landscaping prior to the occurring. 	development	
P0 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over- development of the site.	DTS/DPF 13.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.		
P0 13.3	DTS/DPF 13.3		
Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:		
	 (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining 		
	allotment.	, ,	
Garage a	ppearance		
P0 14.1	DTS/DPF 14.1		
Garaging is designed to not detract from the streetscape or appearance of a dwelling.	Garages and carports facing a street:		
Ma	 (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. 		
P0 15.1	DTS/DPF 15.1		
The visual mass of larger buildings is reduced when viewed from adjoining allotments or	None are applicable		
public streets.			

	odditiono
	additions
P0 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity	DTS / DPF 16.1 Dwelling additions:
of adjoining properties and do not impede on-site functional requirements.	 (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: excavation exceeding a vertical height of 1m filling exceeding a vertical height of 1m a total combined excavation and filling vertical height of 2m or more less Private Open Space than specified in Design Table 1 - Private Open Space 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 upper level windows facing side or rear boundaries unless: 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 have sill heights greater than or equal to 1.5m above finished floor level or incorporate screening to a height of 1.5m above finished floor level 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: 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
	pen Space
P0 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sense	sitive Design
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
P0 18.2	DTS/DPF 18.2
Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access	and manoeuvrability
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m
	 (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.

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P0 19.2	DTS/DPF 19.2
Uncovered parking spaces are of a size and dimensions to be functional, accessible and	Uncovered car parking spaces have:
convenient.	 (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
P0 19.3	DTS/DPF 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.	Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4	DTS/DPF 19.4
Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for
P0 19.5	 which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
Driveways are designed to enable safe and convenient vehicle movements from the public	Driveways are designed and sited so that:
road to on-site parking spaces.	 (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6	DTS/DPF 19.6
Driveways and access points are designed and distributed to optimise the provision of on- street visitor parking.	 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 neares whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly
	 (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste	storage
P0 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 Transp	portable Dwellings
P0 21.1	DTS/DPF 21.1
The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	Buildings satisfy (a) or (b): (a) are not transportable
	or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
	idings and battle-axe development
	enity
P0 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table:
	Number of bedrooms Minimum internal floor area
	Studio 35m ²

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	1 bedroom	50m ²
	2 bedroom	65m ²
	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
	DTS/DPF 22.2	
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	None are applicable.	
P0 22.3	DTS/DPF 22.3	
Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	None are applicable.	
P0 22.4	DTS/DPF 22.4	
Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	Dwelling sites/allotments are not in the form	of a battle-axe arrangement.
Communa	Open Space	
P0 23.1	DTS/DPF 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.	None are applicable.	
P0 23.2	DTS/DPF 23.2	
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minim	um dimension of 5 metres.
P0 23.3	DTS/DPF 23.3	
Communal open space is designed and sited to:	None are applicable.	
 (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 		
P0 23.4	DTS/DPF 23.4	
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.	
P0 23.5	DTS/DPF 23.5	
Communal open space is designed and sited to:	None are applicable.	
 (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 		
Carparking, access	and manoeuvrability	
P0 24.1	DTS/DPF 24.1	
Driveways and access points are designed and distributed to optimise the provision of on- street visitor parking.	Where on-street parking is available directly a adjacent the subject site in accordance with t	
	nearest whole number) (b) minimum car park length of 5.4m wh (c) minimum carpark length of 6m for a	er proposed dwellings (rounded up to the ere a vehicle can enter or exit a space directly n intermediate space located between two struction where the parking is indented.
P0 24.2	DTS/DPF 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.	Access to group dwellings or dwellings within single common driveway.	n a residential flat building is provided via a
P0 24.3	DTS/DPF 24.3	
Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	Driveways that service more than 1 dwelling o	or a dwelling on a battle-axe site:
Convenient movement.	(a) have a minimum width of 3m	
	(b) for driveways servicing more than 3 (i) have a width of 5.5m or mor	dwellings: e and a length of 6m or more at the kerb of
	the primary street	-
		xceeds 30m, incorporate a passing point at minimum width of 5.5m and a minimum

P0 24.4	DTS/DPF 24.4		
Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.		
PO 24.5	DTS/DPF 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.	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.		
P0 24.6	DTS/DPF 24.6		
Dwellings are adequately separated from common driveways and manoeuvring areas.	Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.		
Soft Lar	dscaping		
P0 25.1	DTS/DPF 25.1		
Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.		
P0 25.2	DTS/DPF 25.2		
Soft landscaping is provided that improves the appearance of common driveways.	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		
P0 26.1	DTS/DPF 26.1		
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the	None are applicable.		
site or conveniently located considering the nature of accommodation and mobility of occupants.			
P0 26.2	DTS/DPF 26.2		
Provision is made for suitable external clothes drying facilities.	None are applicable.		
PO 26.3	DTS/DPF 26.3		
Provision is made for suitable household waste and recyclable material storage facilities which are:	None are applicable.		
 (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. 			
P0 26.4	DTS/DPF 26.4		
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.		
P0 26.5	DTS/DPF 26.5		
Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	None are applicable.		
P0 26.6	DTS/DPF 26.6		
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.		
Supported accommodation and retirement facilities			
	Configuration		
P0 27.1	DTS/DPF 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.	None are applicable.		
Movement	and Access		
P0 28.1	DTS/DPF 28.1		
Development is designed to support safe and convenient access and movement for residents by providing:	None are applicable.		
 (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. 			

Communal	Open Space	
P0 29.1	DTS/DPF 29.1	
Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	None are applicable.	
P0 29.2	DTS/DPF 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.	None are applicable.	
P0 29.3	DTS/DPF 29.3	
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.	
P0 29.4	DTS/DPF 29.4	
Communal open space is designed and sited to:	None are applicable.	
 (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 		
P0 29.5	DTS/DPF 29.5	
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.	
P0 29.6	DTS/DPF 29.6	
Communal open space is designed and sited to:	None are applicable.	
 (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 		
Site Facilities /	Waste Storage	
P0 30.1	DTS/DPF 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.	None are applicable.	
PO 30.2	DTS/DPF 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.	None are applicable.	
PO 30.3	DTS/DPF 28.3	
Provision is made for suitable external clothes drying facilities.	None are applicable.	
P0 30.4	DTS/DPF 30.4	
Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	None are applicable.	
P0 30.5	DTS/DPF 30.5	
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.	
PO 30.6	DTS/DPF 30.6	
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.	
P0 30.7	DTS/DPF 30.7	
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.	
All non-residential development		
Water Sensitive Design		
P0 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.	
P0 31.2	DTS/DPF 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.	None are applicable.	

r.	Wash-down and Waste Loading and Unloading			
PO 32.1			DTS/DPF 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:		d industrial development or wash-down areas used for the cleaning of	None are applicable.	
 (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		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)	(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.		

Table 1 - Private Open Space

Dwelling Type	Minimum Rate	
Dwelling (at ground level)	 Total private open space area: (a) Site area <301m2: 24m2 located behind the building line. (b) Site area ≥ 301m2: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m. 	
Dwelling (above ground level)	Studio (no separate bedroom): 4m ² with a minimum dimension 1.8m One bedroom: 8m ² with a minimum dimension 2.1m Two bedroom dwelling: 11m ² with a minimum dimension 2.4m Three + bedroom dwelling: 15m ² with a minimum dimension 2.6m	
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.	

Design in Urban Areas

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
All Development		
External Appearance		
P0 1.1	DTS/DPF 1.1	
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.	
P0 1.2	DTS/DPF 1.2	
Where zero or minor setbacks are desirable, development provides shelter over footpaths	None are applicable.	

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(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.		
P0 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.	
P0 1.4	DTS/DPF 1.4	
Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed	Development does not incorporate any structures that protrude beyond the roofline.	
 (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 		
P0 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.	
S	afety	
P02.1	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.	
P0 2.2	DTS/DPF 2.2	
Development is designed to differentiate public, communal and private areas.	None are applicable.	
P0 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.	
P0 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.	
P0 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.	
Land	scaping	
P0 3.1	DTS/DPF 3.1	
Soft landscaping and tree planting are incorporated to:	None are applicable.	
 (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration 		
(d) enhance the appearance of land and streetscapes.		
Environment	al Performance	
P0 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.	
P0 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.	
P0 4.3	DTS/DPF 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.	None are applicable.	
Water Ser	isitive Design	
P0 5.1 DTS/DPF 5.1		

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Development is sited and designed to maintain natural hydrological systems without negatively impacting:	None are applicable.
 (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. 	
On-site Waste Ti	reatment Systems
P0 6.1	DTS/DPF 6.1
Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	 Effluent disposal drainage areas do not: (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 in Designated Areas.
Car narking	appearance
Car parking	DTS/DPF 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.	None are applicable.
P07.2	DTS/DPF 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.	None are applicable.
P0 7.3	DTS/DPF 7.3
Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.
P0 7.4	DTS/DPF 7.4
Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	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.
P0 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:
	 (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
P0 7.6	DTS/DPF 7.6
Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	None are applicable.
P0 7.7	DTS/DPF 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.	None are applicable.
Earthworks a	nd sloping land
P0 8.1	DTS/DPF 8.1
Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
P0 8.2	DTS/DPF 8.2
Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	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.
P0 8.3	DTS/DPF 8.3

Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	None are applicable.	
 (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. 		
P0 8.4	DTS/DPF 8.4	
Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	None are applicable.	
P0 8.5	DTS/DPF 8.5	
Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	None are applicable.	
Fences	and walls	
PO 9.1	DTS/DPF 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.	None are applicable.	
P0 9.2	DTS/DPF 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.	A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.	
Overlooking / Visual Pri	vacy (low rise buildings)	
P0 10.1	DTS/DPF 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.	 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor level. 	
P0 10.2	DTS/DPF 10.2	
Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	One of the following is satisfied:	
	 (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases 	
Site Facilities / Waste Storage (exclu	ding low rise residential development)	
P0 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.	
P0 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.	
P0 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.	
P0 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.	
All Development - Medium and High Rise		
External A	ppearance	
P0 12.1	DTS/DPF 12.1	
Buildings positively contribute to the character of the local area by responding to local	None are applicable.	

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context.				
P0 12.2	DTS/DPF 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.	None are applicable.			
P0 12.3	DTS/DPF 12.3			
Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	None are applicable.			
P0 12.4	DTS/DPF 12.4			
Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	None are applicable.			
P0 12.5	DTS/DPF 12.5			
External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	Buildings utilise a com	bination of the followin	ıg external materials ar	nd finishes:
	(a) masonry (b) natural stone (c) pre-finished m	naterials that minimise	staining, discolouring (or deterioration.
P0 12.6	DTS/DPF 12.6			
Street-facing building elevations are designed to provide attractive, high quality and	Building street frontag	es incorporate:		
pedestrian-friendly street frontages.	 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions. 			
P0 12.7	DTS/DPF 12.7			
Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	Entrances to multi-storey buildings are:			
	 (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment. 			
P0 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.			
Land	scaping			
P0 13.1	DTS/DPF 13.1			
Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.				g that accommodates a property boundaries is
P0 13.2	DTS/DPF 13.2			
Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	Multi-storey development provides deep soil zones and incorporates trees at not less t the following rates, except in a location or zone where full site coverage is desired.			
	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones
	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²
	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²
	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²
	Tree size and site are	a definitions	1	<u>.</u>
	Small tree	4-6m mature height a	nd 2-4m canopy sprea	d

	Large tree	12m mature height and >8m canopy spread	
	Site area	The total area for development site, not average area per dwelling	
P0 13.3	DTS/DPF 13.3		
Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	None are applicable.		
P0 13.4	DTS/DPF 13.4		
Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	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.		
Enviro	nmental		
PO 14.1	DTS/DPF 14.1		
Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	None are applicable.		
P0 14.2	DTS/DPF 14.2		
Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	None are applicable.		
P0 14.3	DTS/DPF 14.3		
Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:	None are applicable.		
(a) a podium at the base of a tall tower and aligned with the street to deflect wind			
away from the street			
 (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas 			
 (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. 			
	arking		
· · · · · · · · · · · · · · · · · · ·	arking DTS/DPF 15.1		
Carf	DTS/DPF 15.1	ing structures within buildings:	
Car F P0 15.1	DTS/DPF 15.1 Multi-level vehicle park		
Car F PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages	DTS/DPF 15.1 Multi-level vehicle park (a) provide land u	ing structures within buildings: ses such as commercial, retail or other non-car parking uses along treet frontages	
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a legible entry point for visitors. Cutos 2000000000000000000000000000000000000	P0 17.2	DTS/DPF 17.2		
P0111 D0300F181 Lining rooms have an external outlook to provide a high standard of amonity for occupants A hing room of a dwelling incorporates a window with an external outlook of the attree frontage, private open space, public open space, public open space, public open space, or waterform i areas. P0122 UsUPF102 Bedroom are separated or shielded from active communal recession areas, common comess areas and vehicle public parking areas and access ways to mitigate noise and antificial light infrusion. INIOPE101 Residential ancillary buildings are sinted and designed to not detract from the streetcacept appearance: of primary residential buildings on the site or neightbouring properties. INIOPE101 (0) area allows to dwelling sected on the same site or or Initian sector area rescaling form? (0) area floor area not accessing primary steet is an eboort of any part of the building inter of the dwelling to which it is an or or (0) is act boort are open of the building level - 7m in with or 50% of the steed of the same site and is situated or area and or rescander y area building to emplite same - 7m in with or 50% of the steed of the boundary of the substrate or account steed adding to a boundary of the advelling to shoundary of the advelling to advelling to advelling to advelling intermine of a structure of the boundary of the advelling to advelling to advelling to advelling to advelling to advelling to advelling intermine of a structure on the boundary with a structure of the same length of the floor dwelling comprising to area of advelling to adveli		Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.		
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PD 18.7. Provide 19.2 Decision areas and which parking areas and access ways to milligate noise and artificial light intrusion. Provide 19.2 Readential anoliary buildings are alted and designed to not detract from the streterize parking area and access area and which parking areas and a designed to not detract from the streterize parking area and access area and which parking area and access areas and which parking areas and a designed to not detract from the streterize parking area and access areas and which parking area and access areas and which parking area and access areas and which parking areas and access areas and which parking area and access areas and which parking areas areas and which parking areas and access areas and which parking areas areas and which areas areas areas and which parking areas areas and which parking areas areas and which parking areas areas areas areas areas areas and a strete areas area	P0 18.1	DTS/DPF 18.1		
Bedrooms are separated or shielded from active communal recreation areas, common access area and vehicle parking areas and screes ways to mitigate noise and artificial light intrusion. None are applicable. P0:10. Subscr=10:1 Reademail annual publicings are sited and designed to not detract from the street area from the	Living rooms have an external outlook to provide a high standard of amenity for occupants.	A living room of a dwelling incorporates a window with an external outlook of the street		
access area and vehicle parking areas and access ways to mitigate noise and artificial light intrusion. prospective P0 10 1 Ancellary buildings: a era ancliary to a welling erected on the same site appearance of primary residential buildings on the site or neighbouring properties. Prospective is 1 Ancellary buildings: a era not constructive, dided to a fuel the using line of the develling to which it is and or (0) within 600mm of a building of the allotternt with a secondary street the lian dha building line of the develling to which it is and or (0) within 600mm of a building of the allotternt with a secondary street the lian dha building line of the develling to which it is and or (0) within 600mm of a building low of the primary street the lian dha building low of the primary street the second (1) in the case of a sprate or the secondary street, has a told door / oppining on acceeding (2) which along the second (3) in the building line fronting the same building line fronting the second line second line second line second line second (3) in the building line fronting the same building line fronting the second (4) if situated on a boundary (not being a boundary with a primary street or second street, do on acceed a length of 1.5 multiss. (4) the second (4) if situated on a boundary (not being a boundary with a primary street or second street, do on acceed a length of 1.5 multess. (3) the building the second (4) if situated on a bo	P0 18.2	DTS/DPF 18.2		
P016.1 Residential ancillary buildings are sited and designed to not defract from the streetscoper of primary residential buildings on the site or neighbouring properties. Ancillary buildings: (a) are not constructed, added to or altered so that any part is situated: (b) are not altered so that any part is situated: (c) in front of any part of the building line of the dwelling to which it is an or or (c) in front of any part of the building line of the dwelling to which it is an or (c) within 900mm of a boundary of the altered so that any part is situated: (c) in the case of agrange or carport; (d) within 900mm of a boundary of the primary street or secondary street, the land has boundaries on two or more roads) (e) in the case of agrange or carport; (e) in the case of agrange or carport; (i) is set back at lease; (ii) which is an or or (f) within 900mm of a single building livel; "7m in width 25% of it altered and boundary of the primary street or second streed, whichever is the leaser (g) if situated on a boundary (not being a boundary with a primary street or second streed, do not accred a lenger will or structure will be built along the same length of boundary and the boundary will no primary street or second streed or the boundary will no primary street or second streed is on the boundary will no primary street or and boundary or the same boundary will no the boundary will no the boundary will no the same freq the boundary will no same alternet in the boundary will no primary street or an accent and streed and the streed and the same length of boundary as the existing adopted to the boundary will no primary st	access areas and vehicle parking areas and access ways to mitigate noise and artificial			
Residential ancillary buildings are sited and designed to not detract from the streetscape appearance of primary residential buildings on the site or neighbouring properties. Ancillary buildings:	Ancillary De	evelopment		
instruction and the set of primary residential buildings on the site or neighbouring properties. (a) are ancillarly to a dwelling extends on the same site (b) have a floor reserved on the same site (b) have a floor reserved on the same site (c) are not constructed, added to or altered so that any part is situated: (c) in front of any part of the building line of the dwelling to which it is and or or (c) within 900mm of a boundary of the allotment with a secondary street the line has boundarys of the primary street the line has boundary of the primary street the line has boundary of the primary street the line has boundary with a primary street or second y street, which were is the lesser (d) in the case of a garage or carport, the garage or carport is a total door if a street frage, which were is the lesser (e) is set book at less 35. from the boundary with a primary street or second y street, do not exceed a length of 11.5m undes: (e) if a futured on a boundary with a primary street or second y street, do not exceed a length of 11.5m undes: (f) if situated on a boundary of the allotment (not being a boundary with a primary street or second y street, do will be oblic allong the same length of boundary at the existing adjacent wall or structure to the same nor less extend (f) if situated on a boundary of the allotment (not being a boundary with a primary street or second y street, do not exceeding and dowen that all ong the same length of boundary at the existing adjacent wall or structure to the same nor les	PO 19.1	DTS/DPF 19.1		
	Residential ancillary buildings are sited and designed to not detract from the streetscape or	Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillar or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent tor about the proposed wall or structure so the boundary		
201-450 20%		201-450 20%		
>450 25%		>450 25%		
 the amount of existing soft landscaping prior to the development occurring. 		······································		
P0 19.2 DTS/DPF 19.2	P0 19.2	DTS/DPF 19.2		

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	 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.
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.	 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining
	allotment.
Residential Devel	opment - Low Rise
External a	ppearance
P0 20.1	DTS/DPF 20.1
Garaging is designed to not detract from the streetscape or appearance of a dwelling.	Garages and carports facing a street:
	 (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
P0 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	 DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3	DTS/DPF 20.3
The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	None are applicable
	pen Space
P0 21.1	DTS/DPF 21.1
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
P0 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Lands	caping
P0 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute abode and abolts.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table:
(b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity	(a) a total area as determined by the following table:
(d) enhance the appearance of land and streetscapes.	Dwelling site area (or in the case of residential flat Minimum percentage of building or group dwelling(s), average site area) (m ²) site

building or group dwelling(s), average site area) (m²) site

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		<150	10%
		150-200	15%
		>200-450	20%
		>450	25%
	(b)	at least 30% of any land between the primary building line.	y street boundary and the primary
Car parking, access	and manoe	euvrability	
P0 23.1	DTS/DPF	23.1	
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.		tial car parking spaces enclosed by fencing, g internal dimensions (separate from any wa	
	(a)	single width car parking spaces: (i) a minimum length of 5.4m per spac (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.	
	(b)	double width car parking spaces (side by sid (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4r	
P0 23.2	DTS/DPF	23.2	
Uncovered car parking space are of dimensions to be functional, accessible and	Uncover	ed car parking spaces have:	
convenient.	(a) (b) (c)	a minimum length of 5.4m a minimum width of 2.4m a minimum width between the centre line of obstruction of 1.5m.	the space and any fence, wall or othe
P0 23.3	DTS/DPF:	20.0	
P0 23.3 Driveways and access points are located and designed to facilitate safe access and egress		ys and access points satisfy (a) or (b):	
while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	(a) (b)	sites with a frontage to a public road of 10m 3.2 metres measured at the property bound provided on the site sites with a frontage to a public road greate (i) have a maximum width of 5m meas the only access point provided on th (ii) have a width between 3.0 metres ar	ary and are the only access point r than 10m: sured at the property boundary and are ne site;
P0 23.4	DTS/DPF	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.	(a)		eed access point or an access point for an application for the division of land ure, street pole, infrastructure service
		 from the asset owner (ii) 2m or more from the base of the trup provided from the tree owner for a l 	of an intersection of 2 or more roads
P0 23.5	DTS/DPF	23.5	
Driveways are designed to enable safe and convenient vehicle movements from the public		ys are designed and sited so that:	
road to on-site parking spaces.	<i>4</i> \	the gradient from the place of access on the finished floor level at the front of the garage on average	or carport is not steeper than 1-in-4
		they are aligned relative to the street so that deviation from 90 degrees between the cent space to which it provides access (measure road boundary.	treline of any dedicated car parking d from the front of that space) and th
	(c)	if located so as to provide access from an al or right or way is at least 6.2m wide along th	

Policy24 - Enquiry	
P0 23.6 Driveways and access points are designed and distributed to optimise the provision of on- street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste	storage
P0 24.1	DTS/DPF 24.1
Provision is made for the convenient storage of waste bins in a location screened from public view.	Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:
	 (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Trans	portable Buildings
P0 25.1	DTS/DPF 25.1
The sub-floor space beneath transportable buildings is enclosed to give the appearance of	Buildings satisfy (a) or (b):
a permanent structure.	 (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and	I High Rise (including serviced apartments)
Outlook and	Visual Privacy
P0 26.1	DTS/DPF 26.1
Ground level dwellings have a satisfactory short range visual outlook to public, communal	Buildings:
or private open space.	(a) provide a habitable room at ground or first level with a window facing toward the
	 (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.
P0 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 C	pen Space
P0 27.1	DTS/DPF 27.1
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity	in multi-level buildings
P0 28.1	DTS/DPF 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.	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.
P0 28.2	DTS/DPF 28.2
Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:	Balconies utilise one or a combination of the following design elements:
(a) respond to daylight, wind, and acoustic conditions to maximise comfort and	(b) pergolas
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.	 (c) louvres (d) green facades (e) openable walls.
P0 28.3	DTS/DPF 28.3
Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
P0 28.4	DTS/DPF 28.4
Dwellings are provided with sufficient space for storage to meet likely occupant needs.	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 6m³ (b) 1 bedroom dwelling / apartment: not (c) 2 bedroom dwelling / apartment: not (d) 3+ bedroom dwelling / apartment: not 	less than 10m ³
PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source o (b) up to 18m in height have a minimum overlooked by bedrooms (c) above 18m in height have a minimum overlooked by bedrooms.	-
P0 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 C	onfiguration	
P0 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.	 (a) studio (where there is no separate be (b) 1 bedroom dwelling / apartment with (c) 2 bedroom dwelling / apartment with (d) 3+ bedroom dwelling / apartment with 	a floor area of at least 50m ²
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.	
	on Areas	
Comm		
Comm P0 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7 (b) provide access to no more than 8 dw	
P0 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7 (b) provide access to no more than 8 dw (c) incorporate a wider section at apartm	rellings
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. Group Dwellings, Residential Flat B	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7 (b) provide access to no more than 8 dw (c) incorporate a wider section at apartr in length from a core.	rellings
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. Group Dwellings, Residential Flat B	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7 (b) provide access to no more than 8 dw (c) incorporate a wider section at apartr in length from a core. uildings and Battle axe Development enity	rellings
P0 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. Group Dwellings, Residential Flat B	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7 (b) provide access to no more than 8 dw (c) incorporate a wider section at apartmin length from a core.	rellings nent entries where the corridors exceed 12m
P0 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. Group Dwellings, Residential Flat B Am P0 31.1	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7 (b) provide access to no more than 8 dw (c) incorporate a wider section at apartr in length from a core. uildings and Battle axe Development enity DTS/DPF 31.1 Dwellings have a minimum internal floor area Number of bedrooms	rellings nent entries where the corridors exceed 12m
P0 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. Group Dwellings, Residential Flat B Am P0 31.1	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7 (b) provide access to no more than 8 dw (c) incorporate a wider section at apartr in length from a core. uildings and Battle axe Development enity DTS/DPF 31.1 Dwellings have a minimum internal floor area Number of bedrooms Studio	rellings nent entries where the corridors exceed 12m in accordance with the following table: Minimum internal floor area 35m ²
P0 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. Group Dwellings, Residential Flat B Am P0 31.1	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7 (b) provide access to no more than 8 dw (c) incorporate a wider section at apartr in length from a core. uildings and Battle axe Development enty DTS/DPF 31.1 Dwellings have a minimum internal floor area Number of bedrooms Studio 1 bedroom	ellings nent entries where the corridors exceed 12m in accordance with the following table: Minimum internal floor area 35m ² 50m ²
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. Group Dwellings, Residential Flat B Am PO 31.1	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7 (b) provide access to no more than 8 dw (c) incorporate a wider section at apartr in length from a core. uildings and Battle axe Development enity DTS/DPF 31.1 Dwellings have a minimum internal floor area Number of bedrooms Studio 1 bedroom 2 bedroom	ellings nent entries where the corridors exceed 12m in accordance with the following table: Minimum internal floor area 35m ² 50m ² 65m ²
P0 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. Group Dwellings, Residential Flat B	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7 (b) provide access to no more than 8 dw (c) incorporate a wider section at apartr in length from a core. uildings and Battle axe Development enty DTS/DPF 31.1 Dwellings have a minimum internal floor area Number of bedrooms Studio 1 bedroom	ellings nent entries where the corridors exceed 12m in accordance with the following table: Minimum internal floor area 35m ² 50m ²
P0 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. Group Dwellings, Residential Flat B Am P0 31.1	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7 (b) provide access to no more than 8 dw (c) incorporate a wider section at apartr in length from a core. uildings and Battle axe Development enity DTS/DPF 31.1 Dwellings have a minimum internal floor area Number of bedrooms Studio 1 bedroom 2 bedroom	ellings nent entries where the corridors exceed 12m in accordance with the following table: Minimum internal floor area 35m ² 50m ² 65m ² 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every
P0 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. Group Dwellings, Residential Flat B Am P0 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7 (b) provide access to no more than 8 dw (c) incorporate a wider section at apartr in length from a core. uildings and Battle axe Development entry DTS/DPF 31.1 Dwellings have a minimum internal floor area Number of bedrooms Studio 1 bedroom 2 bedroom 3+ bedrooms	ellings nent entries where the corridors exceed 12m in accordance with the following table: Minimum internal floor area 35m ² 50m ² 65m ² 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every
P0 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. Group Dwellings, Residential Flat B Am P0 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants. P0 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7 (b) provide access to no more than 8 dw (c) incorporate a wider section at apartrine in length from a core. uildings and Battle axe Development entry DTS/DPF 31.1 Dwellings have a minimum internal floor area Number of bedrooms Studio 1 bedroom 2 bedroom 3+ bedrooms	ellings nent entries where the corridors exceed 12m in accordance with the following table: Minimum internal floor area 35m ² 50m ² 65m ² 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every

P0 31.4	DTS/DPF 31.4
Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal	Open Space
P0 32.1	DTS/DPF 32.1
Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.
P0 32.2	DTS/DPF 32.2
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.
P0 32.3	DTS/DPF 32.3
Communal open space is designed and sited to:	None are applicable.
 (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	
PO 32.4	DTS/DPF 32.4
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
P0 32.5	DTS/DPF 32.5
Communal open space is designed and sited to:	None are applicable.
 (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 	
Car parking, access	and manoeuvrability
P0 33.1	DTS/DPF 33.1
Driveways and access points are designed and distributed to optimise the provision of on- street visitor parking.	Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:
	 (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
P0 33.2	DTS/DPF 33.2
The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
P0 33.3	DTS/DPF 33.3
Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
P0 33.4	DTS/DPF 33.4
Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
P0 33.5	DTS/DPF 33.5
Dwellings are adequately separated from common driveways and manoeuvring areas.	Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft lan	dscaping
P0 34.1	DTS/DPF 34.1
Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
P0 34.2	DTS/DPF 34.2
Battle-axe or common driveways incorporate landscaping and permeability to improve	Battle-axe or common driveways satisfy (a) and (b):
appearance and assist in stormwater management.	(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
P0 35.1	DTS/DPF 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.	None are applicable.
P0 35.2	DTS/DPF 35.2
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 35.3	DTS/DPF 35.3
Provision is made for suitable household waste and recyclable material storage facilities which are:	None are applicable.
 (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. 	
P0 35.4	DTS/DPF 35.4
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
P0 35.5	DTS/DPF 35.5
Where waste bins cannot be conveniently collected from the street, provision is made for	None are applicable.
on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	
P0 35.6	DTS/DPF 35.6
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
Water sensitiv	e urban design
P0 36.1	DTS/DPF 36.1
Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	None are applicable.
P0 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 Accommodati	on and retirement facilities
Siting, Configur-	ation and Design
P0 37.1	DTS/DPF 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.	None are applicable.
P0 37.2	DTS/DPF 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.	None are applicable.
	and Access
P0 38.1	DTS/DPF 38.1
Development is designed to support safe and convenient access and movement for residents by providing:	None are applicable.
 (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. 	
Communal	Open Space
PO 39.1	DTS/DPF 39.1
Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	None are applicable.

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P0 39.2	DTS/DPF 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.	None are applicable.	
P0 39.3	DTS/DPF 39.3	
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.	
P0 39.4	DTS/DPF 39.4	
Communal open space is designed and sited to:	None are applicable.	
 (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 		
PO 39.5	DTS/DPF 39.5	
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.	
P0 39.6	DTS/DPF 39.6	
Communal open space is designed and sited to:	None are applicable.	
 (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 		
Site Facilities /	Waste Storage	
PO 40.1	DTS/DPF 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.	None are applicable.	
P0 40.2	DTS/DPF 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.	None are applicable.	
PO 40.3	DTS/DPF 40.3	
Provision is made for suitable external clothes drying facilities.	None are applicable.	
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.	
P0 40.5	DTS/DPF 40.5	
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.	
PO 40.6	DTS/DPF 40.6	
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.	
P0 40.7	DTS/DPF 40.7	
Services, including gas and water meters, are conveniently located and screened from public view.	None are applicable.	
Student Acc	ommodation	
P0 41.1	DTS/DPF 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.	 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 8m³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students. 	

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P0 41.2	DTS/DPF 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.	None are applicable.	
All non-residential development		
Water Sen:	sitive Design	
P0 42.1	DTS/DPF 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.	None are applicable.	
P0 42.2	DTS/DPF 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.	None are applicable.	
P0 42.3	DTS/DPF 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.	None are applicable.	
Wash-down and Wast	2 Loading and Unloading	
P0 43.1	DTS/DPF 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:	None are applicable.	
 (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.		
Laneway D	levelopment	
Infrastructui	e and Access	
P0 44.1	DTS/DPF 44.1	
Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:	Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.	
 (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. 		

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		 Total private open space area: (a) Site area <301m2: 24m2 located behind the building line. (b) Site area ≥ 301m2: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use	Dwellings at ground level:	15m ² / minimum dimension 3m

building which incorporate above ground level		
dwellings	Dwellings above ground level:	
	Studio (no separate bedroom)	4m ² / minimum dimension 1.8m
	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

Forestry

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
S	iting	
P0 1.1	DTS/DPF 1.1	
Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	None are applicable.	
P0 1.2	DTS/DPF 1.2	
Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in- 5).	
P0 1.3	DTS/DPF 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.	Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.	
P01.4	DTS/DPF 1.4	
Commercial forestry plantations are separated from reserves gazetted under the National Parks and Wildlife Act 1972 and/or Wilderness Protection Act 1992 to minimise fire risk and potential for weed infestation.	Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .	
Water	Protection	
P0 2.1	DTS/DPF 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.	None are applicable.	
P022	DTS/DPF 2.2	
Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) 	
	 (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer). 	
	nagement	
P0 3.1	DTS/DPF 3.1	
Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	Commercial forestry plantations provide:	
ucogn cicricito.	(a) 7m or more wide external boundary firebreaks for plantations of 40ha or less	

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	(b)	and 100ha		aks for plantations of between 40ha
	(c)	20m or more wide external more of fuel-reduced planta		aks, or 10m with an additional 10m or ons of 100ha or greater.
P0 3.2	DTS/DPF 3.2			
Commercial forestry plantations incorporate appropriate fire management access tracks.	forestry plantations incorporate appropriate fire management access tracks. Commercial forestry plantation fire management access tracks:		cess tracks:	
	(a)	are incorporated within all f	irebreaks	
	(b)	are 7m or more wide with a		e of 4m or more
				ss at junctions, or if they are a no
	through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles			
	(d)	partition the plantation into	-	less in area.
Power-line	Clearance	25		
P0 4.1	DTS/DPF	-		
		ercial forestry plantations inc than 6m meet the clearance		with an expected mature height of ted in the following table:
	Voltag	ge of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
	500 k	V	Tower	38m
		V	Tower	25m
		V	Tower	30m
		V	Pole	20m
			Pole	20m
		han 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

Desired Outcome
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 U:	se and Intensity	
P0 1.1	DTS/DPF 1.1	
Residential development provides a range of housing choices.	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. 	
P0 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 nsit, None are applicable.	
Building Height		

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P0 2.1	DTS/DPF 2.1
Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	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).
P022	DTS/DPF 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.	None are applicable.
Primary St	reet Setback
P0 3.1	DTS/DPF 3.1
Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary S	street Setback
P0 4.1	DTS/DPF 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.	Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Bounda	I ary Walls
P0 5.1	DTS/DPF 5.1
Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	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):
	and height (b) do not:
	 exceed 3.2m in height from the lower of the natural or finished ground level
	 exceed 11.5m in length when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
P0 5.2	DTS/DPF 5.2
Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	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 Bound	lary Setback
P0 6.1	DTS/DPF 6.1
Buildings are set back from side boundaries to provide:	Other than walls located on a side boundary, buildings are set back from side boundaries:
 (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. 	 (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear Bound	Jary Setback
P0 7.1	DTS/DPF 7.1
Buildings are set back from rear boundaries to provide:	Dwellings are set back from the rear boundary: $(a) = a = a + b + b + b + b + b + b + b + b + b +$
 (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	 (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
	evation design
P0 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:
	 (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation

	 (e) eaves of a minimu (f) a minimum 30% or level primary build (g) a minimum of two 	the width of the upper level p ing line by at least 300mm. different materials or finishes	g elevation the width of the front elevation projects forward from the lower are incorporated on the walls of f the building elevation in a single
P082 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street		
P0 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.		
P0 8.4 Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	DTS/DPF 8.4 None are applicable.		
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF 8.5 None are applicable.		
Outlook a	nd amenity		
P0 9.1	DTS/DPF 9.1		
Living rooms have an external outlook to provide a high standard of amenity for occupants.	A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.		
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 9.2 None are applicable.		
Private Open Space			
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table:		
	Dwelling Type	Dwelling / Site Configuration	Minimum Rate
	Dwelling (at ground level)		Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m
	Dwelling (above ground level)	Studio	4m ² / minimum dimension 1.8m
		One bedroom dwelling	8m ² / minimum dimension 2.1m
		Two bedroom dwelling	11m ² / minimum dimension 2.4m
		Three + bedroom dwelling	15 m ² / minimum dimension 2.6m
P0 10.2	DTS/DPF 10.2		
Private open space positioned to provide convenient access from internal living areas.	At least 50% of the required area of private open space is accessible from a habitable room.		
P0 10.3	DTS/DPF 10.3		
Private open space is positioned and designed to:	None are applicable.		
(a) provide useable outdoor space that suits the needs of occupants;			

 (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space. 	
Visual	rivacy
P0 11.1	DTS/DPF 11.1
Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Lands	L caping
P0 12.1	DTS/DPF 12.1
Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) Minimum percentage of site <150
	lifer Design
	itive Design
PO 13.1 DTS/DPF 13.1 Residential development is designed to capture and use stormwater to: None are applicable. (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	
Car P	arking
Po 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on- site parking in areas in close proximity to public transport.	DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
P0 14.2	DTS/DPF 14.2
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum length of 5.4m

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	(iii) minimum garage door width of 2.4m per space.
P0 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum length of 5.4 m
	 (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
P0 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Oversh	adowing
P0 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct	DTS/DPF 15.1 None are applicable.
sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	
	aste
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that:
	 (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is:	DTS/DPF 16.2 None are applicable.
 (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. 	
Vehicle	Access
P0 17.1	DTS/DPF 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.	None are applicable.
P0 17.2	DTS/DPF 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.	 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 outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3	DTS/DPF 17.3
Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the
	 (b) they are aligned relative to the street so that boundary of the alignment to the diverge (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane
	or right or way is at least 6.2m wide along the boundary of the allotment / site.

P0 17.4	DTS/DPF 17.4
Driveways and access points are designed and distributed to optimise the provision of on- street parking.	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
	 minimum car park length of 6m for an intermediate space located between two
	other parking spaces.
P0 17.5	DTS/DPF 17.5
Residential driveways that service more than one dwelling of a dimension to allow safe and	Where on-street parking is available abutting the site's street frontage, on-street parking is
convenient movement.	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.
P0 17.6	DTS/DPF 17.6
Residential driveways that service more than one dwelling are designed to allow passenger	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site,
vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient	allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
manner.	
P0 17.7	DTS/DPF 17.7
Dwellings are adequately separated from common driveways and manoeuvring areas.	Dwelling walls with entry doors or ground level habitable room windows are set back at
	least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
PO 18.1	DTS/DPF 18.1
Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:
	(a) studio: not less than 6m ³
	(b) 1 bedroom dwelling / apartment: not less than 8m ³
	(c) 2 bedroom dwelling / apartment: not less than 10m ³
	$^{(d)}$ 3+ bedroom dwelling / apartment: not less than 12m ³ .
Earti	Iworks
P0 19.1	DTS/DPF 19.1
Development, including any associated driveways and access tracks, minimises the need	The development does not involve:
for earthworks to limit disturbance to natural topography.	
	 (a) excavation exceeding a vertical height of 1m or
	(b) filling exceeding a vertical height of 1m
	or (c) a total combined excavation and filling vertical height exceeding 2m.
	ns and infrastructure
P0 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building:
orrennings are provided with appropriate service connections and initiastitucione.	
	 (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a severage system or a wastewater system
	(b) have the ability to be connected to a sewerage system, or a wastewater system approved under the South Australian Public Health Act 2011
	(c) have the ability to be connected to electricity supply
	 (d) have the ability to be connected to an adequate water supply (and pressure) for fire fighting purpage.
	(e) would not be contrary to the Regulations prescribed for the purposes of Section
	86 of the <i>Electricity Act</i> 1996.
Site con	lamination
P0 21.1	DTS/DPF 21.1
Land that is suitable for sensitive land uses to provide a safe environment.	Development satisfies (a), (b), (c) or (d):
	(a) does not involve a change in the use of land
	(b) involves a change in the use of land that does not constitute a change to a more
	sensitive use
	(c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site</u> <u>contamination</u> does not exist (as demonstrated in a <u>site contamination declaration</u>)
	form)
I	(d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site</u>

<u>contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:
 a site contamination audit report has been prepared under Part 10A of the Environment Protection Act 1993 in relation to the land within the previous 5 years which states that
A. <u>site contamination</u> does not exist (or no longer exists) at the land or
 B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or
C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)
 and (ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

DO 1

Desired Outcome

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
G	neral
PO 1.1	DTS/DPF 1.1
Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	None are applicable.
Visua	Amenity
P021	DTS/DPF 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:	None are applicable.
 (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. 	
P022	DTS/DPF 2.2
Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	None are applicable.
P0 2.3	DTS/DPF 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.	None are applicable.
Reha	bilitation
P0 3.1	DTS/DPF 3.1

Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	None are applicable.	
Hazard Ma	anagement	
P0 4.1	DTS/DPF 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.	None are applicable.	
P0 4.2	DTS/DPF 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.	None are applicable.	
P0 4.3	DTS/DPF 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.	None are applicable.	
Electricity Infrastructure an	d Battery Storage Facilities	
P0 5.1	DTS/DPF 5.1	
Electricity infrastructure is located to minimise visual impacts through techniques including:	None are applicable.	
 (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. 		
P0 5.2	DTS/DPF 5.2	
Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	None are applicable.	
P0 5.3	DTS/DPF 5.3	
Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	None are applicable.	
Telecommunic	cation Facilities	
P0 6.1	DTS/DPF 6.1	
The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	None are applicable.	
P0 6.2	DTS/DPF 6.2	
Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	None are applicable.	
P0 6.3	DTS/DPF 6.3	
Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:	None are applicable.	
 (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose 		
or all of the following:		
 (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. 		
Renewable Energy Facilities		
P0 7.1	DTS/DPF 7.1	
Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	None are applicable.	

Renewable Energy F	acilities (Wind Farm)				
P0 8.1	DTS/DPF 8.1				
Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	(i) (ii) (iii) (iv) with an height ((b) set bac	k at least 2000r Rural Settleme Township Zone Rural Living Zo Rural Neighbou additional 10m (measured from k at least 1500r	nt Zone e ne urhood Zone setback per add the base of the	litional metre ov turbine). of the turbine t	any of the following zones: ver 150m overall turbine o non-associated (non-
P0 8.2	DTS/DPF 8.2				
 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. 	None are applic	able.			
P0 8.3	DTS/DPF 8.3				
Wind turbine generators and ancillary development minimise potential for bird and bat strike.	None are applic	able.			
P0 8.4	DTS/DPF 8.4				
Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	No Commonwe	aith air safety (C	ASA / ASA) or D	etence requirer	nent is applicable.
P0 8.5	DTS/DPF 8.5				
Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	None are application	able.			
Renewable Energy Fa	acilities (Solar Power)			
P0 9.1	DTS/DPF 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.	None are applic:	able.			
P0 9.2	DTS/DPF 9.2				
Ground mounted solar power facilities allow for movement of wildlife by:	None are application	able.			
 (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. 					
PO 9.3	DTS/DPF 9.3				
Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:				
	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹
	50MW>	80ha+	30m	500m	2km
	10MW<50MW	16ha-<80ha	25m	500m	1.5km
	5MW<10MW	8ha to <16ha	20m	500m	1km
	1MW<5MW	1.6ha to <8ha	15m	500m	500m
	100kW<1MW	0.5ha<1.6ha	10m	500m	100m
	<100kW	<0.5ha	5m	500m	25m
			1		

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	1. Does not apply when the site of the proposed ground mounted solar power facility is
	located within one of these zones.
P0 9.4	DTS/DPF 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.	None are applicable.
Hydropower / Pumpeo	l Hydropower Facilities
P0 10.1	DTS/DPF 10.1
Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	None are applicable.
P0 10.2	DTS/DPF 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.	None are applicable.
P0 10.3	DTS/DPF 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.	None are applicable.
Water	Supply
P0 11.1	DTS/DPF 11.1
Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
P0 11.2	DTS/DPF 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.	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.
Wastewat	er Services
P0 12.1	DTS/DPF 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	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
 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. 	will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
P0 12.2	DTS/DPF 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.	Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
Temporar	y Facilities
P0 13.1	DTS/DPF 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.	A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
P0 13.2	DTS/DPF 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.	None are applicable.

Intensive Animal Husbandry and Dairies

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 ar	d Design
P0 1.1	DTS/DPF 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.	None are applicable.
P0 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.
P0 1.3	DTS/DPF 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.	None are applicable.
P0 1.4	DTS/DPF 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.	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.
P0 1.5	DTS/DPF 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.	Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Wa	ste
P0 2.1	DTS/DPF 2.1
Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:	None are applicable.
(a) avoid attracting and harbouring vermin	
(b) avoid polluting water resources	
(c) be located outside 1% AEP flood event areas.	
Soil and Wat	er Protection
P0 3.1	DTS/DPF 3.1
To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from:	Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir
(a) public water supply reservoirs	 (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream)
(b) major watercourses (third order or higher stream)	(c) 100m or more from any other watercourse, bore or well used for domestic or
(c) any other watercourse, bore or well used for domestic or stock water supplies.	stock water supplies.
P0 3.2	DTS/DPF 3.2
Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:	None are applicable.
 (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. 	

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.		
erformance	Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feat	ure (DPF)	
	Deufeumenes Outeeme	Deemed to Catiofy Quitavia / Decimpated	
	Performance Outcome	Deemed-to-Satisfy Criteria / Designated	
	Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
P0 1.1		Performance Feature	

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

Hours of Operation

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

(a) the nature of the development

and land uses desired in the zone.

PO 2.1

- (b) measures to mitigate off-site impacts
- $(\ensuremath{\mathsf{c}})$ the extent to which the development is desired in the zone

DTS/DPF 2.1

Consulting room

Development operating within the following hours:

Hours of operation

7am to 9pm, Monday to Friday

Class of Development

 (d) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. 	8am to 5pm, Saturday Office 7am to 9pm, Monday to Friday 8am to 5pm, Saturday 8am to 5pm, Saturday Shop, other than any one or combination of the following: 7am to 9pm, Monday to Friday (a) restaurant 8am to 5pm, Saturday and Sunday (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone 8am to 5pm, Saturday and Sunday	
Oversha	adowing	
 P0 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight. P0 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight 	dowing DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June. DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with t following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.	
P0 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:	DTS/DPF 3.3 None are applicable.	

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 (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed. 	
P0 3.4	DTS/DPF 3.4
Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	None are applicable.
Activities Generati	ng Noise or Vibration
P0 4.1	DTS/DPF 4.1
Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.
P0 4.2	DTS/DPF 4.2
Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:	None are applicable.
 (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. 	
P0 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	 DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
P0 4.4	DTS/DPF 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.	Adjacent land is used for residential purposes.
P0 4.5	DTS/DPF 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).	None are applicable.
P0 4.6	DTS/DPF 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.	Development incorporating music includes noise attenuation measures that will achieve the following noise levels:
	Assessment location Music noise level
	Externally at the nearest existing or envisaged noise sensitive locationLess than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air	Quality
P0 5.1	DTS/DPF 5.1
Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	None are applicable.
P0 5.2	DTS/DPF 5.2
Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:	
 (a) incorporating appropriate treatment technology before exhaust emissions are released 	

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(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	
Ligt	t Spill
P0 6.1	DTS/DPF 6.1
External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	None are applicable.
P0 6.2	DTS/DPF 6.2
External lighting is not hazardous to motorists and cyclists.	None are applicable.
Solar Refle	tivity / Glare
P0 7.1	DTS/DPF 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.	None are applicable.
Electrical	Interference
P0 8.1	DTS/DPF 8.1
Development in rural and remote areas does not unreasonably diminish or result in the loss	The building or structure:
of existing communication services due to electrical interference.	(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
P0 9.1	DTS/DPF 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.	None are applicable.
P0 9.2	DTS/DPF 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.	None are applicable.
P0 9.3	DTS/DPF 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.	Sensitive receivers are located at least 200m from the boundary of a site used for land- based aquaculture and associated components in other ownership.
P0 9.4	DTS/DPF 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.	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.
P0 9.5	DTS/DPF 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.	 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 5000 tonnes.
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.	None are applicable.

P0 9.7	DTS/DPF 9.7	
Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	None are applicable.	
Interface with Mines and Quarries (Rural and Remote Areas)		
P0 10.1	DTS/DPF 10.1	
Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	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	Land division: (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure 		
	 (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk. 		

Performance Outcome

Deemed-to-Satisfy Criteria / Designated Performance Feature

All land division			
Allotment configuration			
P0 1.1	DTS/DPF 1.1		
Land division creates allotments suitable for their intended use.	Division of land satisfies (a) or (b):		
	 (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the Development Act 1993 or Planning, Development and Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments. 		
P0 1.2	DTS/DPF 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.	None are applicable.		
Design a	nd Layout		
P0 2.1	DTS/DPF 2.1		
Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	None are applicable.		
P0 2.2	DTS/DPF 2.2		
Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	None are applicable.		
P023	DTS/DPF 2.3		
Land division maximises the number of allotments that face public open space and public streets.	None are applicable.		
P024	DTS/DPF 2.4		
Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	None are applicable.		
P0 2.5	DTS/DPF 2.5		
Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	None are applicable.		
P0 2.6	DTS/DPF 2.6		

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Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	None are applicable.
P0 2.7	DTS/DPF 2.7
Land division results in legible street patterns connected to the surrounding street network.	None are applicable.
P0 2.8	DTS/DPF 2.8
Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	None are applicable.
Roads a	nd Access
P0 3.1	DTS/DPF 3.1
Land division provides allotments with access to an all-weather public road.	None are applicable.
P0 3.2	DTS/DPF 3.2
Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	None are applicable.
P0 3.3	DTS/DPF 3.3
Land division does not impede access to publicly owned open space and/or recreation facilities.	None are applicable.
P0 3.4	DTS/DPF 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.	None are applicable.
P0 3.5	DTS/DPF 3.5
Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	None are applicable.
P0 3.6	DTS/DPF 3.6
Road reserves accommodate stormwater drainage and public utilities.	None are applicable.
P0 3.7	DTS/DPF 3.7
Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	None are applicable.
P0 3.8	DTS/DPF 3.8
Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	None are applicable.
P0 3.9	DTS/DPF 3.9
Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	None are applicable.
P0 3.10	DTS/DPF 3.10
Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	None are applicable.
P0 3.11	DTS/DPF 3.11
Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	None are applicable.
	ructure
P0 4.1	DTS/DPF 4.1
Land division incorporates public utility services within road reserves or dedicated easements.	None are applicable.
P0 4.2	DTS/DPF 4.2
Waste water, sewage and other effluent is capable of being disposed of from each	Each allotment can be connected to:
allotment without risk to public health or the environment.	 (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	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.

the environment.	
P0 4.4	DTS/DPF 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.	None are applicable.
P0 4.5	DTS/DPF 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.	None are applicable.
P0 4.6	DTS/DPF 4.6
Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	None are applicable.
Minor Land Division	Under 20 Allotments)
Open	Space
P0 5.1	DTS/DPF 5.1
Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	None are applicable.
Solar Or	entation
P0 6.1	DTS/DPF 6.1
Land division for residential purposes facilitates solar access through allotment orientation.	None are applicable.
Water Sens	itive Design
P0 7.1	DTS/DPF 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.	None are applicable.
P07.2	DTS/DPF 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.	None are applicable.
stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.
stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	
stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. Battle-Axe I PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	evelopment DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
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stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. Battle-Axe f P0.8.1 Battle-axe development appropriately responds to the existing neighbourhood context. P0.8.2 Battle-axe development designed to allow safe and convenient movement. P0.8.3 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. P0.8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. Major Land Divisie	evelopment DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement. 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. 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. 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). n (20+ Allotments) Space
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Land allocated for active recreation has dimensions capable of accommodating a range of None are applicable. active recreational activities. Water Sensitive Design PO 10.1 DTS/DPF 10.1 Land division creating 20 or more residential allotments includes a stormwater None are applicable. 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. PO 10.2 DTS/DPF 10.2 None are applicable. Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. PO 10.3 DTS/DPF 10.3 Land division creating 20 or more allotments includes stormwater management systems None are applicable. 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 Solar Orientation PO 11.1 DTS/DPF 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar None are applicable. access through allotment orientation and allotment dimensions.

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
Navigatio	n and Safety
P0 1.1	DTS/DPF 1.1
Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	None are applicable.
P0 1.2	DTS/DPF 1.2
The operation of wharves is not impaired by marinas and on-water structures.	None are applicable.
P0 1.3	DTS/DPF 1.3
Navigation and access channels are not impaired by marinas and on-water structures.	None are applicable.
P0 1.4	DTS/DPF 1.4
Commercial shipping lanes are not impaired by marinas and on-water structures.	Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
P0 1.5	DTS/DPF 1.5
Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	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.
P0 1.6	DTS/DPF 1.6
Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	None are applicable.

Environmental Protection	
P0 2.1	DTS/DPF 2.1
Development is sited and designed to facilitate water circulation and exchange.	None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

 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 a	nd Intensity	
P0 1.1	DTS/DPF 1.1	
Recreation facilities are compatible with surrounding land uses and activities.	None are applicable.	
P0 1.2	DTS/DPF 1.2	
Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	None are applicable.	
Design a	and Siting	
P0 2.1	DTS/DPF 2.1	
Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	None are applicable.	
P0 2.2	DTS/DPF 2.2	
Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	None are applicable.	
P023	DTS/DPF 2.3	
Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	None are applicable.	
Pedestrians	and Cyclists	
P0 3.1	DTS/DPF 3.1	
Open space incorporates:	None are applicable.	
 (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. 		
Usa	bility	
PO 4.1	DTS/DPF 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.	None are applicable.	
Safety and Security		
P0 5.1	DTS/DPF 5.1	
Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	None are applicable.	
P0 5.2	DTS/DPF 5.2	
Play equipment is located to maximise opportunities for passive surveillance.	None are applicable.	
P0 5.3	DTS/DPF 5.3	
Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	None are applicable.	

P0 5.4	DTS/DPF 5.4
Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	None are applicable.
P0 5.5	DTS/DPF 5.5
Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	None are applicable.
P0 5.6	DTS/DPF 5.6
Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	None are applicable.
Sig	nage
P0 6.1	DTS/DPF 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.	None are applicable.
Buildings ar	ad Structures
P0 7.1	DTS/DPF 7.1
Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	None are applicable.
P0 7.2	DTS/DPF 7.2
Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	None are applicable.
P0 7.3	DTS/DPF 7.3
Development in open space is constructed to minimise the extent of impervious surfaces.	None are applicable.
P0 7.4	DTS/DPF 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.	None are applicable.
Lands	caping
P0 8.1	DTS/DPF 8.1
Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	None are applicable.
P0 8.2	DTS/DPF 8.2
Landscaping in open space and recreation facilities provides shade and windbreaks:	None are applicable.
 (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas. 	
P0 8.3	DTS/DPF 8.3
Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	None are applicable.
P0 8.4	DTS/DPF 8.4
Landscaping including trees and other vegetation passively watered with local rainfall run- off, where practicable.	None are applicable.
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Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome	
DO1 The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.	
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
P0 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:	DTS/DPF 1.1 None are applicable.

 (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities. 	
	DTS/DPF 1.2 None are applicable.

Resource Extraction

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	and Intensity
P0 1.1	DTS/DPF 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.	None are applicable.
P0 1.2	DTS/DPF 1.2
Resource extraction activities avoid damage to cultural sites or artefacts.	None are applicable.
Water Quality	
P02.1	DTS/DPF 2.1
Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	None are applicable.
Separation Treatments, Buffers and Landscaping	
P0 3.1	DTS/DPF 3.1
Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	None are applicable.
P0 3.2	DTS/DPF 3.2
Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	None are applicable.

Site Contamination

Assessment Provisions (AP)

Desired Outcome	
D0 1 Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.	
Performance Outcome Deemed-to-Satisfy Criteria / Designated	

	Performance Feature		
P0 1.1	DTS/DPF 1.1		
Ensure land is suitable for use when land use changes to a more sensitive use.	Development satisfies (a), (b), (c) or (d):		
	(a) does not involve a change in the use of land		
	(b) involves a change in the use of land that does not constitute a change to a more sensitive use		
	(c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form)		
	(d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:		
	 a site contamination audit report has been prepared under Part 10A of the Environment Protection Act 1993 in relation to the land within the previous 5 years which states that- 		
	A. site contamination does not exist (or no longer exists) at the land		
	or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)		
	or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)		
	and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).		

Tourism Development

Assessment Provisions (AP)

Desired Outcome

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Ger	eral
P0 1.1	DTS/DPF 1.1
Tourism development complements and contributes to local, natural, cultural or historical context where:	None are applicable.
 (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. 	
P0 1.2	DTS/DPF 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.	None are applicable.
Caravan and	Tourist Parks
P0 2.1	DTS/DPF 2.1
Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	None are applicable.
P0 2.2	DTS/DPF 2.2
Occupants are provided privacy and amenity through landscaping and fencing.	None are applicable.
P023	DTS/DPF 2.3

12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
DTS/DPF 2.4
None are applicable.
DTS/DPF 2.5
None are applicable.
DTS/DPF 2.6
None are applicable.
d under the National Parks and Wildlife Act 1972
DTS/DPF 3.1
None are applicable.
DTS/DPF 3.2
I None are applicable.
DTS/DPF 3.3
None are applicable.
DTS/DPF 3.4
None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Movement Systems		
P0 1.1	DTS/DPF 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.	None are applicable.	
P0 1.2	DTS/DPF 1.2	
Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	None are applicable.	
P0 1.3	DTS/DPF 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.	None are applicable.	
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P0 1.4	DTS/DPF 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.	All vehicle manoeuvring occurs onsite.	
Sigt	Itines	
P02.1	DTS/DPF 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.	None are applicable.	
P0 2.2	DTS/DPF 2.2	
Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	None are applicable.	
Vehicle	e Access	
P0 3.1	DTS/DPF 3.1	
Safe and convenient access minimises impact or interruption on the operation of public roads.	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.	
P0 3.2	DTS/DPF 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.	None are applicable.	
P0 3.3	DTS/DPF 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.	None are applicable.	
P0 3.4	DTS/DPF 3.4	
Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	None are applicable.	
P0 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.	
P0.3.6	DTS/DPF 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).	 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. 	
P0 3.7	DTS/DPF 3.7	
Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	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.	
DO 28		
P0 3.8 Driveways, access points, access tracks and parking areas are designed and constructed	DTS/DPF 3.8 None are applicable.	

to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.			
P0 3.9	DTS/DPF 3.9		
Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	None are applicable.		
Access for Peop	le with Disabilities		
P0 4.1	DTS/DPF 4.1		
Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	None are applicable.		
Vehicle Pa	rking Rates		
P0 5.1	DTS/DPF 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:	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		
(a) availability of on-street car parking	Requirements		
(b) shared use of other parking areas	(b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements		
(c) in relation to a mixed-use development, where the hours of operation of	in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the		
commercial activities complement the residential use of the site, the provision of vehicle parking may be shared	(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		
(d) the adaptive reuse of a State or Local Heritage Place.	contribution to the fund.		
Notes -	rking Areae		
	rking Areas DTS/DPF 6.1		
P0 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.	Movement between vehicle parking areas within the site can occur without the need to use a public road.		
P0 6.2	DTS/DPF 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.	None are applicable.		
P0 6.3	DTS/DPF 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.	None are applicable.		
P0 6.4	DTS/DPF 6.4		
Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	None are applicable.		
P0 6.5	DTS/DPF 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.	None are applicable.		
P0 6.6	DTS/DPF 6.6		
Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	Loading areas and designated parking spaces are wholly located within the site.		
P0 6.7	DTS/DPF 6.7		
On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	None are applicable.		
Undercroft and Below Ground Garaging and Parking of Vehicles			
P0 7.1	DTS/DPF 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.	None are applicable.		
Internal Roads and Parking Areas in Resid	ential Parks and Caravan and Tourist Parks		
P0 8.1	DTS/DPF 8.1		
Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	None are applicable.		
P0 8.2	DTS/DPF 8.2		
Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	None are applicable.		

Bicycle Parking in Designated Areas		
P0 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.	
P0 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: Corner Cut-Off Area 	

Table 1 - General Off-Street Car Parking Requirements

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)	
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.	
Residential Development		
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.	
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
······································	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.	
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
Row Dwelling where vehicle access is not from the primary street	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
(i.e. rear-loaded)	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
Aged / Supported Accommodation		
Retirement village	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.	

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	0.2 spaces per dwelling for visitor parking.	
Supported accommodation	0.3 spaces per bed.	
Residential Development (Other)		
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.	
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.	
	0.2 spaces per dwelling for visitor parking.	
Student accommodation	0.3 spaces per bed.	
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.	
Tourist		
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.	
	Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.	
	A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.	
Tourist accommodation	1 car parking space per accommodation unit / guest room.	
Commercial Uses		
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.	
Automotive collision repair	3 spaces per service bay.	
Call centre	8 spaces per 100m ² of gross leasable floor area.	
Motor repair station	3 spaces per service bay.	
Office	4 spaces per 100m ² of gross leasable floor area.	
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.	
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area	
	1 space per 100m ² of outdoor area used for display purposes.	
Shop (no commercial kitchen)	5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.	
	5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.	
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.	
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.	
	Premises with take-away service but with no seats - 12 spaces per 100m ² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.	
	Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.	
Community and Civic Uses	· · · · · · · · · · · · · · · · · · ·	
Childcare centre	0.25 spaces per child	
Library	4 spaces per 100m ² of total floor area.	

Community facility	10 spaces per 100m ² of total floor area.	
Hall / meeting hall	0.2 spaces per seat.	
Place of worship	1 space for every 3 visitor seats.	
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)	
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.	
	For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.	
	For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.	
Health Related Uses		
Hospital	4.5 spaces per bed for a public hospital.	
	1.5 spaces per bed for a private hospital.	
Consulting room	4 spaces per consulting room excluding ancillary facilities.	
Recreational and Entertainment Uses		
Cinema complex	0.2 spaces per seat.	
Concert hall / theatre	0.2 spaces per seat.	
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 garning machines, plus 1 space per 3 seats in a restaurant.	
Indoor recreation facility	6.5 spaces per 100m ² of total floor area for a Fitness Centre	
	4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities.	
Industry/Employment Uses		
Fuel depot	1.5 spaces per 100m ² total floor area	
	1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.	
Industry	1.5 spaces per $100m^2$ of total floor area.	
Store	$0.5 \text{ spaces per } 100 \text{m}^2 \text{ of total floor area.}$	
Timber yard	1.5 spaces per 100m ² of total floor area	
	1 space per 100m ² of outdoor area used for display purposes.	
Warehouse	0.5 spaces per 100m ² total floor area.	
Other Uses		
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.	
Radio or Television Station	5 spaces per 100m ² of total building floor area.	

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

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

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

Class of Development	Car Parking Rate		Designated Areas
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 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
Non-residential development			1
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone

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

Table 2 - Criteria:

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

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

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

Table 3 - Off-Street Bicycle Parking Requirements

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

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

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	dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area fo customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	
Designated Area	Relevant part of the State
	The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone	Metropolitan Adelaide
Strategic Innovation Zone	
Suburban Activity Centre Zone	
Suburban Business Zone	
Suburban Main Street Zone	
Urban Activity Centre Zone	
Urban Corridor (Boulevard) Zone	
Urban Corridor (Business) Zone	
Urban Corridor (Living) Zone	
Urban Corridor (Main Street) Zone	
Urban Neighbourhood Zone	

Waste Treatment and Management Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Sit	ing
P0 1.1	DTS/DPF 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.	None are applicable.
Soil and Wat	er Protection
P0 2.1	DTS/DPF 2.1
Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as:	None are applicable.
 (a) containing potential groundwater and surface water contaminants within waste operations areas (b) is a straight of the straight	
(b) diverting clean stormwater away from waste operations areas and potentially contaminated areas	

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 (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. 		
P0 2.2	DTS/DPF 2.2	
Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	Wastewater lagoons are set back 50m or more from watercourse banks.	
P0 2.3	DTS/DPF 2.3	
Wastewater lagoons are designed and sited to:	None are applicable.	
 (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage. 		
	DTS/DPF 2.4	
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.	Waste operations areas are set back 100m or more from watercourse banks.	
nıA	nenity	
P0 3.1	DTS/DPF 3.1	
Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	None are applicable.	
P0 3.2	DTS/DPF 3.2	
Access routes to waste treatment and management facilities via residential streets is avoided.	None are applicable.	
P0 3.3	DTS/DPF 3.3	
Litter control measures minimise the incidence of windblown litter.	None are applicable.	
P0 3.4	DTS/DPF 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.	None are applicable.	
Ac	cess	
P0 4.1	DTS/DPF 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.	None are applicable.	
P0 4.2	DTS/DPF 4.2	
Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	None are applicable.	
Fencing a	Ind Security	
P0 5.1	DTS/DPF 5.1	
Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	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.	
La	ndfill	
P0 6.1	DTS/DPF 6.1	
Landfill gas emissions are managed in an environmentally acceptable manner.	None are applicable.	
P0 6.2	DTS/DPF 6.2	
Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.	
P0 6.3	DTS/DPF 6.3	
Landfill facilities are located on land that is not subject to land slip.	None are applicable.	
P0 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		
P07.1	DTS/DPF 7.1	
Organic waste processing facilities are separated from the coast to avoid potential environment harm.	Organic waste processing facilities are set back 500m or more from the coastal high water mark.	
P0 7.2	DTS/DPF 7.2	

Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	None are applicable.	
P0 7.3	DTS/DPF 7.3	
Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.	
P0 7.4	DTS/DPF 7.4	
Organic waste processing facilities are located on land that is not subject to land slip.	None are applicable.	
P0 7.5	DTS/DPF 7.5	
Organic waste processing facilities separated from areas subject to flooding.	Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.	
Major Wastewater Treatment Facilities		
P0 8.1	DTS/DPF 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.	None are applicable.	
P08.2	DTS/DPF 8.2	
Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	None are applicable.	

Workers' accommodation and Settlements

Assessment Provisions (AP)

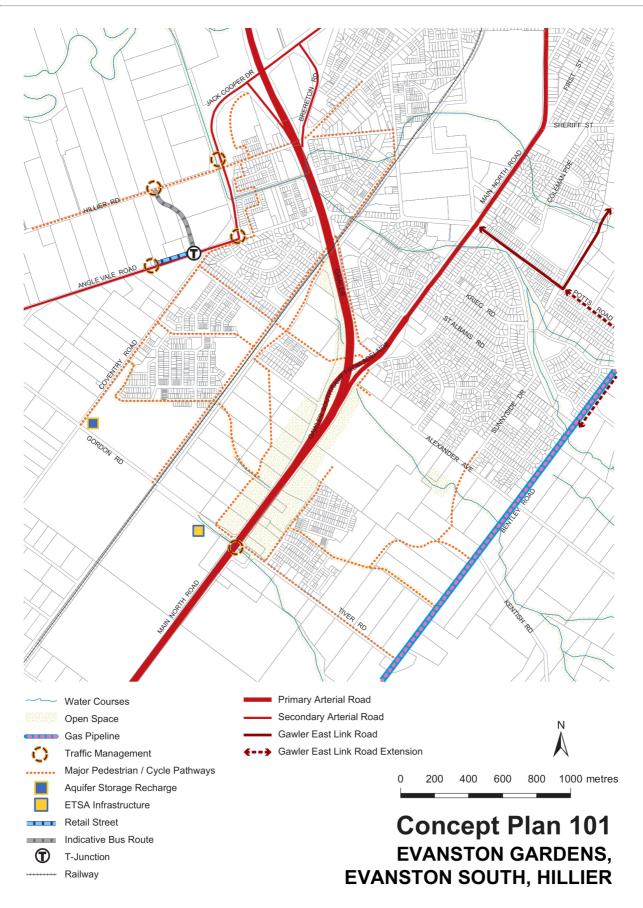
		Desired Outcome
I	DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
P0 1.1	DTS/DPF 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.	None are applicable.
P0 1.2	DTS/DPF 1.2
Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	None are applicable.
P0 1.3	DTS/DPF 1.3
Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	None are applicable.
P0 1.4	DTS/DPF 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.	None are applicable.

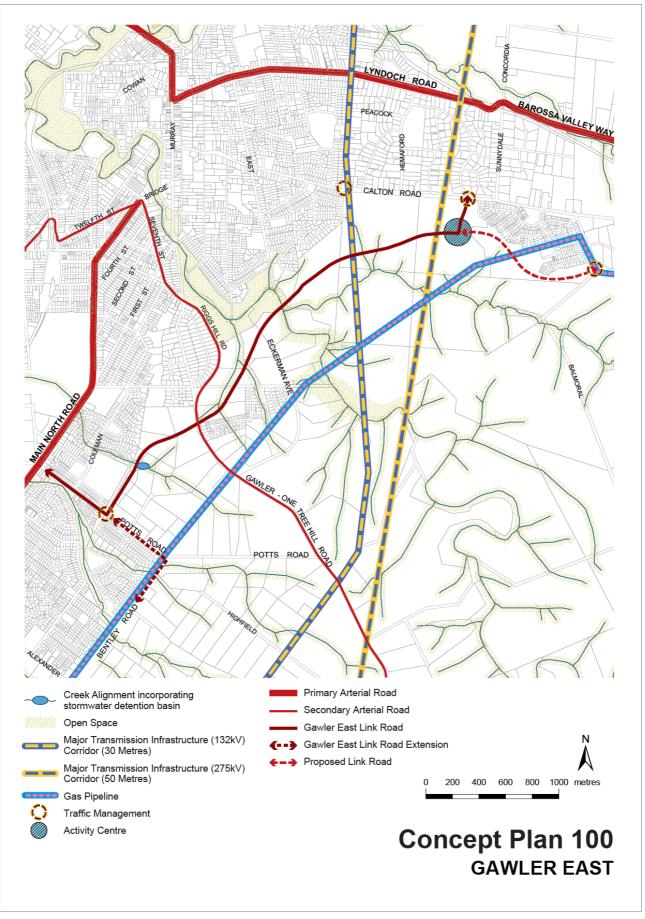
Part 12 - Concept Plans

Gawler

Concept Plan 101 Evanston Gardens, Evanston South, Hillier



Concept Plan 100 Gawler East



1 SHERIFF ST EVANSTON PARK SA 5116

Address: Click to view a detailed interactive SAULS in SAILIS

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



Property Zoning Details

Local Variation (TNV) Concept Plan (Concept Plan 100 - Gawler East) Concept Plan (Concept Plan 101 - Evanston Gardens, Evanston South, Hillier) **Overlay** Defence Aviation Area (All structures over 45 metres) Hazards (Bushfire - Urban Interface) Hazards (Flooding - General) Prescribed Water Resources Area Regulated and Significant Tree Stormwater Management Traffic Generating Development Urban Tree Canopy Zone General Neighbourhood

Development Pathways

General 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
 - Detached dwelling
 - Dwelling addition
 - Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies

(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.

- Outbuilding
- Replacement building
- Row dwelling
- Semi-detached dwelling
- 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 additionDwelling or residential flat building undertaken by:
- (a) the South Australian Housing Trust either individually or jointly with other persons or bodies

(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.

• Fence

or

- Group dwelling
- Land division
- Outbuilding
- Residential flat building
- Retaining wall
- Row dwelling
- Semi-detached dwelling
- Tree-damaging activity
- Verandah

 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

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome		
	Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.	

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Us	e and Intensity
P0 1.1	DTS/DPF 1.1
Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.	Development comprises one or more of the following: (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Educational establishment (f) Office (g) Place of Worship (h) Pre-school (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Shop (m) Student accommodation (n) Supported accommodation
P0 1.2	DTS/DPF 1.2
Non-residential development located and designed to improve community accessibility to services, primarily in the form of:	None are applicable.
 (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational establishments, community centres, places of worship, pre-schools, and other health and welfare services (c) services and facilities ancillary to the function or operation of supported 	

accommodation or retirement facilities (d) open space and recreation facilities.		
P0 1.3 Non-residential development sited and designed to complement the residential character	DTS/DPF 1.3	
and amenity of the neighbourhood.	None are applicable.	
P0 1.4	DTS/DPF 1.4	
Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	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 50m² gross leasable floor area 	
	 does not exceed 50m² gross leasable floor area does not involve the display of goods in a window or about the dwelling of 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: (i) the building is a State or Local Heritage Place 	
	 (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes 	
	 (c) is located more than 500m from an Activity Centre and satisfies one of the following: 	
	 does not exceed 100m² gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road 	
	(ii) does not exceed 200m ² gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road	
	 (d) the development site abuts an Activity Centre and all the following are satisfied: (i) it does not exceed 200m² gross leasable floor area (individually or 	
	combined, in a single building) (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: A. 50% of the existing gross leasable floor area within the Activity	
	Centre B. 1000m ² .	
PO 1.5 Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	DTS/DPF 1.5 Alteration of or addition to existing educational establishments, community facilities or pr schools where all the following are satisfied:	
	 (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level 	
	(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration	
	(d) off-street vehicular parking exists or will be provided in accordance with the rate(specified in Transport, Access and Parking Table 1 - General Off-Street Car Parkin Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.	
Site Dimensions	and Land Division	
P0 2.1	DTS/DPF 2.1	
Allotments/sites created for residential purposes are of suitable size and dimension to	Development will not result in more than 1 dwelling on an existing allotment	
accommodate the anticipated dwelling form and remain compatible with the pattern of	or	
development in a low-rise and predominantly low-density neighbourhood, with higher densities closer to public open space, public transport stations and activity centres.	Allotments/sites for residential purposes accord with the following:	
	Dwelling Type Minimum site/allotment area Minimum per dwelling site/allotment frontage	
	Detached dwelling (not in a terrace 300m ² (exclusive of any battle- 9m where not on a arrangement) axe allotment 'handle') battle-axe site 5m where on a battle-axe site	
	Semi-detached dwelling 300m ² 9m	
	Row dwelling (or detached dwelling 250m ² 7m (averaged) in a terrace arrangement) 000m ² (summer instruction 15m (detached)	
	Group dwelling 300m ² (average, including 15m (total) common areas)	
	Dwelling within a residential flat 300m ² (average, including 15m (total) building common areas)	
P0 2.2	DTS/DPF 2.2	

Policy24 - Enquiry Development creating new allotments/sites in conjunction with retention of an existing	lua a a como a como a como a
dwelling ensures the site of the existing dwelling remains fit for purpose.	Where the site of a dwelling does not comprise an entire allotment:
	(a) the balance of the allotment accords with site area and frontage requirements
	 specified in General Neighbourhood Zone DTS/DPF 2.1 (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:
	 Private open space requirements specified in Design in Urban Areas Table Private Open Space
	 (ii) off-street vehicular parking exists 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.
P0 2.3	DTS/DPF 2.3
Land division results in sites that are accessible and suitable for their intended purpose.	Division of land satisfies (a), (b) or (c):
	(a) reflects the site boundaries illustrated and approved in an existing development authorisation under the Development Act 1993 or Planning, Development and Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes
	(b) is proposed as part of a combined land division application with deemed-to-
	satisfy dwellings on the proposed allotments (c) satisfies all of the following:
	(i) No more than 5 additional allotments are created
	(ii) Each proposed allotment has a minimum site area of 300m ² and frontage of 9m
	 (iii) Each proposed allotment has a slope less than 12.5% (1-in-8) (iv) There are no regulated trees on or within 20m of the subject land, with the distance measured from the base of the trunk of the tree (or the nearest trunk of the tree) to the subject land
	(v) The division does not involve creation of a public road
	(vi) Vehicle access from a public road can be provided to all proposed allotments which satisfies Design in Urban Areas DTS/DPF 23.3, 23.4 and 23.6, and would be located wholly on one side of the allotment, or located programment and from the side beingdow alignment.
	no more than 1m from the side boundary alignment (vii) No allotments are in a battle-axe configuration
	and (viii) Each proposed allotment is of a size and dimension capable of containing
	a rectangle 9m in width and 15m in depth.
Site C	overage
P0 3.1	DTS/DPF 3.1
Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	The development does not result in site coverage exceeding 60%.
Buildir	g Height
PO 4.1	DTS/DPF 4.1
Buildings contribute to a low-rise suburban character.	Building height (excluding garages, carports and outbuildings) no greater than:
	(a) 2 building levels and 9m and
	(b) wall height that is no greater than 7m except in the case of a gable end.
Primary St	reet Setback
PO 5.1	DTS/DPF 5.1
Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.	The building line of a building set back from the primary street boundary:
	(a) no more than 1m in front of 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)
	 buildings that would adjoin the site if not separated by a public road or a vacant allotment) (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), no more than 1m in front of the setback to the building line of that building
	 buildings that would adjoin the site if not separated by a public road or a vacant allotment) (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), no more than 1m in front of the setback to the building line
Secondary S	 buildings that would adjoin the site if not separated by a public road or a vacant allotment) (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), no more than 1m in front of the setback to the building line of that building or (c) not less than 5m where no building exists on an adjoining site with the same
Secondary 5	 buildings that would adjoin the site if not separated by a public road or a vacant allotment) (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), no more than 1m in front of the setback to the building line of that building or (c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.
	 buildings that would adjoin the site if not separated by a public road or a vacant allotment) (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), no more than 1m in front of the setback to the building line of that building or (c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.
P0 6.1 Buildings are set back from secondary street boundaries to achieve separation between	 buildings that would adjoin the site if not separated by a public road or a vacant allotment) (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), no more than 1m in front of the setback to the building line of that building or (c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.

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	900mm, at least the distance of that dwelling from the boundary with the secondary street.
Bounda	ary Walls
P0 7.1	DTS/DPF 7.1
Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:
	 (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3m in height from the top of footings (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary walls on the subject land.
P0 7.2	DTS/DPF 7.2
Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.
Side bound	ary setback
P0 8.1	DTS/DPF 8.1
Building walls are set back from side boundaries to provide:	Other than walls located on a side boundary, building walls are set back from side boundaries:
 (a) separation between dwellings in a way that contributes to a suburban character and 	 (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m
(b) access to natural light and ventilation for neighbours.	and
	(c) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear bound	dary setback
PO 9.1	DTS/DPF 9.1
Dwelling walls are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours	Dwelling walls are set back from the rear boundary at least: (a) if the size of the site is less than 301m ² - (i) 3m in relation to the ground floor of the dwelling (ii) 5m in relation to any other building level of the dwelling
 (c) private open space (d) space for landscaping and vegetation. 	 (b) if the size of the site is 301m² or more— (i) 4m in relation to the ground floor of the dwelling (ii) 6m in relation to any other building level of the dwelling.
Conce	t Plans
P0 10.1	DTS/DPF 10.1
Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of	The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: Description
infrastructure.	Concept Plan 101 - Evanston Gardens, Evanston South, Hillier
	Concept Plan 100 - Gawler East
	In relation to DTS/DPF 10.1, in instances where:
	 (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 10.1 is met.
Ancillary Buildin	gs and Structures
P0 11.1	DTS/DPF 11.1
Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	Ancillary buildings:
	 (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2

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	or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport:	
	 (i) is set back at least 5.5m from the boundary of the primary street (ii) have a door / opening not exceeding: 	
	 A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser 	
	B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width	
	(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:	
	 a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and 	
	(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent	
	(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary	
	(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure	
	 (h) have a wall height or post height not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level 	
	 (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is 	
	(i) a total area as determined by the following table:	
	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) Minimum percentage of site	
	<150 10%	
	150-200 15%	
	201-450 20%	
	>450 25%	
	(ii) the amount of existing soft landscaping prior to the development occurring.	
P0 11.2	DTS/DPF 11.2	
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.	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.	
Adverti	sements	
P0 12.1 Advertisements identify the associated business activity, and do not detract from the	DTS/DPF 12.1 Advertisements relating to a lawful business activity associated with a residential use do	
residential character of the locality.	not exceed 0.3m2 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	Exceptions
(Column A)	(Column B)
 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.
 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: residential flat building(s) of 3 or more building levels the demolition of a State or Local Heritage Place the demolition of a building (except an ancillary building) in a Historic Area Overlay.
 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) retaining wall (n) retirement facility (o) shade sail (p) solar photovoltaic panels (roof mounted) (q) student accommodation (s) swimming pool or spa pool (t) water tank. 	 Except development that: 1. does not satisfy General 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
 4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop. 	 Except development that: 1. does not satisfy any of the following: (a) General Neighbourhood Zone DTS/DPF 1.4 (b) General 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 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post height) exceeds 3m measured from the top of structure of greater height on the adjoining allotment).
 5. Any development involving any of the following (or of any combination of any of the following): (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity. 	None specified.
 6. Alteration of or addition to any development involving the following (or of any combination of any of the following): (a) community facility (b) educational establishment (c) pre-school. 	Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.
7. Demolition.	Except any of the following:

- 1. the demolition of a State or Local Heritage Place
- 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Defence Aviation Area Overlay

Assessment Provisions (AP)

	Desired Outcome
DO 1	Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built	Form
P0 1.1	DTS/DPF 1.1
Building height does not pose a hazard to the operations of Defence Aviation Areas.	Building height does not exceed the relevant height specified by the Defence Aviation Area Overlay.
P0 1.2	DTS/DPF 1.2
Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas.	Development does not include exhaust stacks.

Procedural Matters (PM) - Referrals

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

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

Hazards (Bushfire - Urban Interface) Overlay

Assessment Provisions (AP)

Desired Outcome		
DO 1	Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk: (a) allow access through to bushfire risk areas (b) are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack 	
	 (b) are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack (c) facilitate evacuation to areas safe from bushfire danger. 	

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

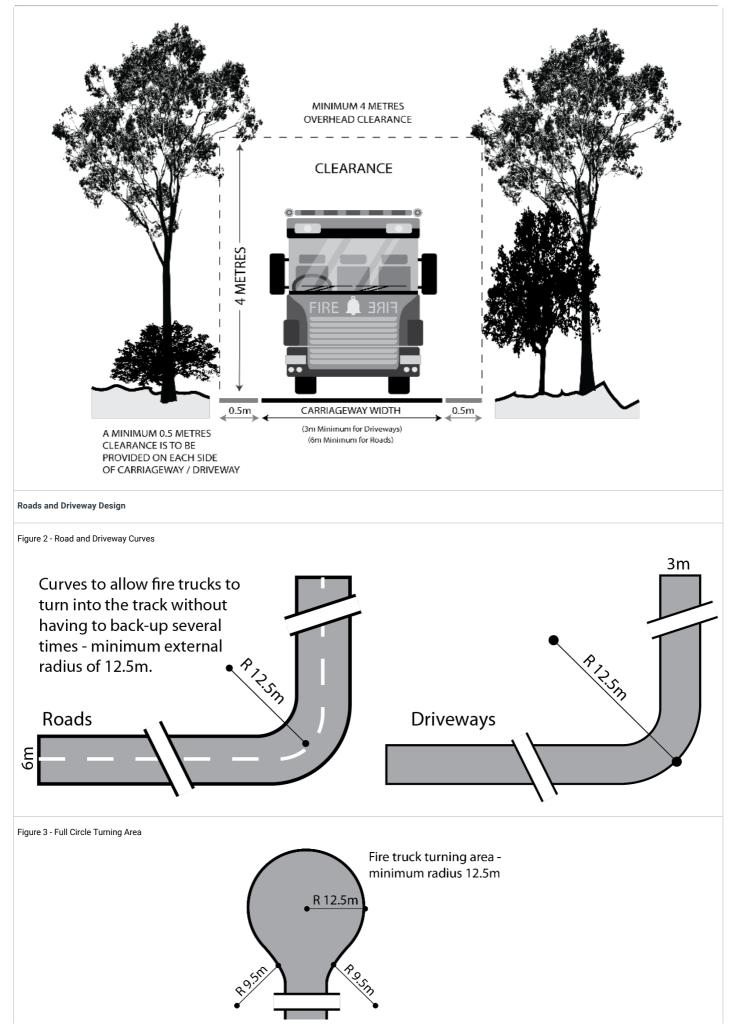
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Land I	Division	
P0 1.1	DTS/DPF 1.1	
Land division creating public roads or resulting in 10 or more new allotments is designed to make provision for emergency vehicle access through to the bushfire risk area.	Land division creates less than 10 allotments and/or does not involve the creation of public roads.	
P0 1.2	DTS/DPF 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.	Land division does not involve the creation of public roads.	
P0 1.3	DTS/DPF 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.	Land division creates less than 10 allotments.	
P0 1.4	DTS/DPF 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 adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	Land division creates less than 10 allotments and/or does not involve the creation of public roads.	
P0 1.5	DTS/DPF 1.5	
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.	Land division does not create or rely on fire tracks.	
P0 1.6 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.	DTS/DPF1.6 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.	
Vehicle Access - Roads, I	Driveways and Fire Tracks	
PO 2.1 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:	DTS/DPF 2.1 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	
 (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	 (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (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) (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) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (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) 	

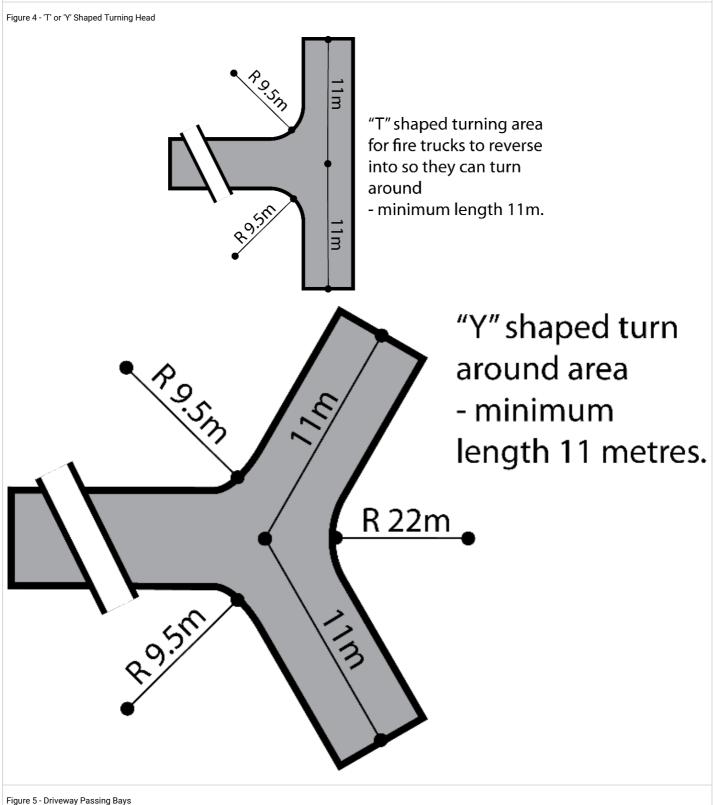
Procedural Matters (PM) - Referrals

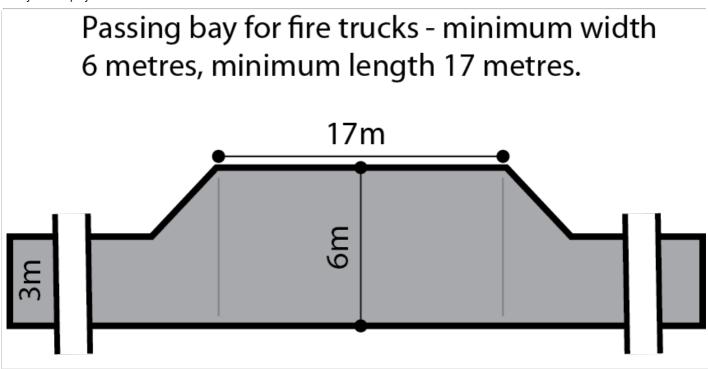
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

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Hazards (Flooding - General) Overlay

Assessment Provisions (AP)

	Desired Outcome
DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Lan	d Use
P0 1.1	DTS/DPF 1.1
Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Flood R	esilience
P02.1	DTS/DPF 2.1
Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
Environmen	tal Protection
P0 3.1	DTS/DPF 3.1
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 during a 1% AEP flood event to avoid potential environmental harm.	Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

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		Statutory Reference
None	None	None	None

Prescribed Water Resources Area Overlay

Assessment Provisions (AP)

Desired Outcome

DO 1

Sustainable water use in prescribed surface water resources areas maintains the health and natural flow paths of water courses.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 All development, but in particular development involving any of the following: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed surface water areas.	 DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the Landscape South Australia Act 2019.
P0 1.2 Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.	DTS/DPF 1.2 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that comprises the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts surface water flowing over land.	Relevant authority under the <i>Landscape</i> <i>South Australia Act</i> 2019 that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development.	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources in accordance with the provisions of the relevant water allocation plan or regional landscape plan or equivalent.	Development of a class to which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Any of the following classes of development: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry Commercial forestry that requires a forest water licence under Part 8 Division 6 of the Landscape South Australia Act 2019.	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South</i> <i>Australia Act 2019.</i>	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

DO 1

Desired Outcome

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 Retentio	on and Health
PO 1.1		DTS/DPF 1.1
Regula	ted trees are retained where they:	None are applicable.
(a) (b) (c)	1972 as a rare or endangered native species and / or	
P0 1.2		DTS/DPF 1.2
Signific	cant trees are retained where they:	None are applicable.
(a) (b) (c) (d) (e) (f)	Act 1972 as a rare or endangered native species represent an important habitat for native fauna are part of a wildlife corridor of a remnant area of native vegetation are important to the maintenance of biodiversity in the local environment and / or	
PO 1.3		DTS/DPF 1.3
A tree ((a) (b)	 damaging activity not in connection with other development satisfies (a) and (b): tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree 	None are applicable.
PO 1.4		DTS/DPF 1.4
A tree-(a) (a) (b)	damaging activity in connection with other development satisfies all the following: it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.	None are applicable.
	Ground work	affecting trees
by exca	ted and significant trees, including their root systems, are not unduly compromised avation and / or filling of land, or the sealing of surfaces within the vicinity of the tree port their retention and health. Land I	DTS/DPF 2.1 None are applicable. Division

P0 3.1	DTS/DPF 3.1
Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	 Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Procedural Matters (PM) - Referrals

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

D0 1

Desired Outcome

Development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Residential development is designed to capture and re-use stormwater to: (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe
	arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m ² (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m ² or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area Table 1: Rainwater Tank Site size Minimum Minimum (m ²) retention detention volume
	volume (Litres)(Litres)<200

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic General	ing Development
P0 1.1	DTS/DPF 1.1
Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development:
	 (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.
P0 1.2	DTS/DPF 1.2
Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development:
	 (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.
P0 1.3	DTS/DPF 1.3
Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development:
	 (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.

Procedural Matters (PM) - Referrals

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

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

				Reference
followir	where all of the relevant deemed-to-satisfy criteria are met, any of the ng classes of development that are proposed within 250m of a State ined Road: land division creating 50 or more additional allotments commercial development with a gross floor area of 10,000m ² or more retail development with a gross floor area of 2,000m ² or more a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more industry with a gross floor area of 20,000m ² or more educational facilities with a capacity of 250 students or more.	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Urban Transport Routes Overlay

Assessment Provisions (AP)

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

Performance Outcome		Deer	ned-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entr	y and Exit (Fraffic Flow	v)
P0 1.1	DTS/DP	F 1.1	
Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements		ess poir	it satisfies (a), (b) or (c):
along adjacent State maintained roads.	(a)	where	servicing a single (1) dwelling / residential allotment:
		(i)	it will not result in more than one access point
		(ii)	vehicles can enter and exit the site in a forward direction
		(iii)	vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees
		(iv)	passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road
		(v)	it will have a width of between 3m and 4m (measured at the site boundary)
	(b)	where	the development will result in 2 and up to 6 dwellings:
		(i)	 (i) it will not result in more than one access point servicing the development site
		(ii)	vehicles can enter and exit the site in a forward direction
		(iii)	vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees
		(iv)	passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road
		(v)	it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site)
	(c)	where land us	the development will result in 7 or more dwellings, or is a non-residential se:
		(i)	it will not result in more than one access point servicing the development site
		(ii)	vehicles can enter and exit the site using left turn only movements
		(iii)	vehicles can enter and exit the site in a forward direction
		(iv)	vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees
		(v)	it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less
		(vi)	it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m
		(vii)	it will have a width of between 9m and 12m (measured at the site

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	 boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access: A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements do not cross the centreline of the road.
Access - On-	Site Queuing
P02.1	DTS/DPF 2.1
Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.	 An access point in accordance with one of the following: (a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram: (b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and: (c) is expected to be serviced by vehicles with a length no greater than 6.4m (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)
	 (c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and: (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) (iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:
Access - (Location Spacin	ng) - Existing Access Point
P0 3.1 Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.	DTS/DPF 3.1 An existing access point satisfies (a), (b) or (c):
	 (a) it will not service, or is not intended to service, more than 6 dwellings (b) it is not located on a Controlled Access Road and will not service development that will result in (b) a larger class of vehicle expected to access the site using the existing access (c) is not located on a Controlled Access Road and development constitutes: (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa (ii) a change in use from a shop to an office, consulting room or personal or

	domestic services establishment
	(iii) a change of use from a consulting room or office <250m ² gross leasa
	floor area to shop <250m ² gross leasable floor area
	(iv) a change of use from a shop <500m ² gross leasable floor area to a
	warehouse <500m ² gross leasable floor area
	(v) an office or consulting room with a <500m ² gross leasable floor area.
	acing) – New Access Points
0 4.1	DTS/DPF 4.1
lew access points are spaced apart from any existing access point or public road junction	
o manage impediments to traffic flow and maintain safe and efficient operating condition	
n the road.	(a) where a development site is intended to serve between 1 and 6 dwellings and frontage to a local road (not being a Controlled Access Road) with a speed
	environment of 60km/h or less, the new access point is provided on the local i
	and located a minimum of 6.0m from the tangent point as shown in the follow
	diagram:
	Prohibited locations
	X shown by heavy line X
	6
	TP = Tangent point
	NOTE: The points marked X_1 and X are respectively at the median end on a divided road and at the intersection of
	the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension $Y \cdot Y$ extends to Point Y_1 .
	(b) where the development site is intended to serve between 1 and 6 dwellings an
	access from a local road (being a road that is not a State Maintained Road) is
	available, the new access:
	(i) is not located on a Controlled Access Road
	(ii) is not located on a section of road affected by double barrier lines
	(iii) will be on a road with a speed environment of 70km/h or less
	^(iv) is located outside of the bold lines on the diagram shown in the diagram
	following part (a)
	following part (a) (v) located minimum of 6m from a median opening or pedestrian crossin
	(v) located minimum of 6m from a median opening or pedestrian crossin
	 (v) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternativ
	 (v) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the state maintained road is not available.
	 (v) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and th access is not located on a Controlled Access Road, the new access is separat
	 (v) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the state maintained road is not available.
	 (v) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and th access is not located on a Controlled Access Road, the new access is separat accordance with the following:
	 (v) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separate accordance with the following: Speed Separation between access points Beparation from public road junctions a merging/terminating lanes
	 (v) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separate accordance with the following: Speed Separation between Access Paration from public road junctions and the access points Access Paratement accordance with the following access points Access Paratement Access Paratement
	 (v) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separate accordance with the following: Speed Separation between access points are arging/terminating lanes 50 km/h No spacing 20m 20m
	 (v) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and th access is not located on a Controlled Access Road, the new access is separate accordance with the following: Speed Separation between access points are merging/terminating lanes for km/h No spacing 20m or less requirement 60 km/h 30m 73m
	 (v) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and th access is not located on a Controlled Access Road, the new access is separate accordance with the following: Speed Separation between access points are guirement access requirement for the state accordance with the access point form public road junctions are guirement for the state accordance accordance access for the state access form and th
	 (v) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separate accordance with the following: Speed Separation between access Points are gravitation from public road junctions a merging/terminating lanes 50 km/h No spacing 20m or less requirement 60 km/h 30m 73m 70 km/h 40m 92m 80 km/h 50m 114m
	 (v) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and th access is not located on a Controlled Access Road, the new access is separate accordance with the following: Speed Separation between access points are guirement access requirement for the state accordance with the access point form public road junctions are guirement for the state accordance accordance access form and the state accordance access form and the state access form access form and the state access form access form and the state access form and the state access form access f
	 (v) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separate accordance with the following: Speed Separation between access Road, the new access is separate accordance with the following: Speed Separation between access Road, the new access is separate accordance with the following: Speed Reparation between access Road, the new access is separate accordance with the following: Speed Reparation between access Road, the new access is separate accordance with the following: Speed Reparation between access Road, the new access is separate accordance with the following: Speed Reparation between access Road, the new access is separate accordance with the following: Speed Reparation between access Road, the new access is separate accordance with the following: Speed Reparation between access Road, the new access is separate accordance with the following: So km/h No spacing 20m access Road, the new access Road, the new access access access access access access and the separate access acc
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205.1 Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe	 (*) located minimum of 6m from a median opening or pedestrian crossin (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separate accordance with the following: Speed Separation between Separation from public road junctions a merging/terminating lanes 50 km/h No spacing 20m or less requirement 60 km/h 30m 73m 70 km/h 40m 92m 80 km/h 50m 1114m 90 km/h 65m 139m 100 80m 165m km/h 100 80m 165m km/h 110 100m 193m Dts/DPF 5.1 An access point satisfies (a) or (b): (a) drivers approaching or exiting an access point have an unobstructed line of sig accordance with the following (measured at a height of 1.1m above the surfact the road): Speed Limit Access point serving 1-6 Access point serving all othe dwellings 150 km/h 73m 123m 73m 123m 70 km/h 92m 151m 80 km/h 114m 181m

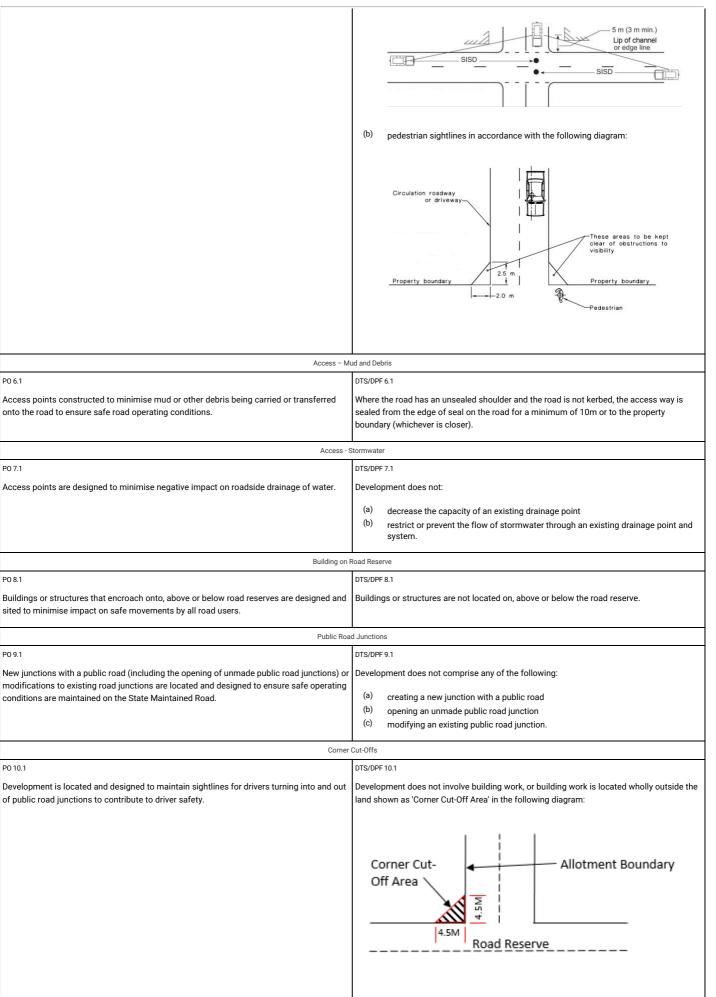
PO 6.1

P0 7.1

PO 8.1

PO 9.1

PO 10.1



Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
 Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority). 	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Urban Tree Canopy Overlay

Assessment Provisions (AP)

DO 1

Desired Outcome

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

Performance Outcome	Deer			y Crite		Designated e	
P0 1.1	DTS/DPF 1.1						
Trees are planted or retained to contribute to an urban tree canopy.	Tree planting i	Tree planting is provided in accordance with the following:					
	Site size per o	Site size per dwelling (m ²)			Tree size* and number required per dwelling		
	<450	<450 1		1 small tree			
	450-800	450-800 1			or 2 small	trees	
	>800		11	arge tree or 2	2 medium	trees or 4 small trees	
	*refer Table 1	*refer Table 1 Tree Size					
	Table 1 Tree 3	Table 1 Tree Size					
	Tree size	Mature height (minimum)		Mature spread (minimum)		Soil area around tree within development site (minimum)	
	Small	4 m	2m		10m ² an	d min. dimension of 1.5m	
	Medium	6 m	4 m		30m ² an	d min. dimension of 2m	
	Large	12 m	8m		60m ² an	d min. dimension of 4m	
	in DTS/DPF 1. in Columns A,	1 where existing tre	e(s) are and are	retained on tl not a species	he subject s identified	es required to be planted land that meet the criter l in Regulation 3F(4)(b) of ns 2017.	
	Table 2 Tree I	Discounts					
	Retained tree height (Column A)	Retained tree s		Retained soil around tree w development (Column C)	vithin	Discount applied (Column D)	

4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)
off-set scheme e and Infrastructure satisfied. For the	stablished by the Minis e Act 2016, provided the purposes of section 10	ter under section 197 of e provisions and require 2(4) of the Planning, Dev	ccordance with a relevant the Planning, Development ments of that scheme are velopment and tters in DTS/DPF 1.1 to be

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		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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Appe	arance		
P0 1.1	DTS/DPF 1.1		
Advertisements are compatible and integrated with the design of the building and/or land they are located on.	 Advertisements attached to a building satisfy all of the following: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side. 		

Policy24 - Enquiry	
	 (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
P0 1.2 Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	 DTS/DPF 1.2 Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
P0 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.
Proliferation of	Advertisements
P02.1	DTS/DPF 2.1
Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	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.
P02.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertisi	ng Content
P0 3.1	DTS/DPF 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.	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.
Sa	fety
P0 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.
P0 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
P0 5.3	DTS/DPF 5.3

Advertisements and/or advertising hoardings do not create a hazard to drivers by:	Advertisements satisfy all of the following:
 (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. 	 (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following Corner Cut-Off Area Allotment Boundary Image: Corner Cut-Off Area I
P0 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
P0 5.5	DTS/DPF 5.5
Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
P0 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

	Desired Outcome	
D	-	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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting ar	ld Design
P0 1.1	DTS/DPF 1.1
Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	None are applicable.
P0 1.2	DTS/DPF 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.	None are applicable.
Horse Keeping	
P02.1	DTS/DPF 2.1
Water from stable wash-down areas is directed to appropriate absorption areas and/or	None are applicable.

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drainage pits to minimise pollution of land and water.	
P0 2.2	DTS/DPF 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.	 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.
P0 2.3	DTS/DPF 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.	Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
P0 2.4	DTS/DPF 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.	Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
P0 2.5	DTS/DPF 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.	Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Ke	nnels
P0 3.1	DTS/DPF 3.1
Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	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.
P0 3.2	DTS/DPF 3.2
Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:	Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
 (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. 	
P0 3.3	DTS/DPF 3.3
Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	Kennels are sited in association with a permanent dwelling on the land.
Wastes	
P0 4.1	DTS/DPF 4.1
Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	None are applicable.
P0 4.2	DTS/DPF 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.	Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
P0 1.1	DTS/DPF 1.1

Land-based aquaculture and associated components are sited and designed to mitigate	Land-based aquaculture and associated components are located to satisfy all of the
adverse impacts on nearby sensitive receivers.	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
	(b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
P0 1.2	DTS/DPF 1.2
Land-based aquaculture and associated components are sited and designed to prevent	None are applicable.
surface flows from entering ponds in a 1% AEP sea flood level event.	
P0 1.3	DTS/DPF 1.3
Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	None are applicable.
P0 1.4	DTS/DPF 1.4
Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	None are applicable.
P01.5	DTS/DPF 1.5
Land-based aquaculture and associated components, including intake and discharge pipes,	None are applicable.
are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	
P0 1.6	DTS/DPF 1.6
Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	None are applicable.
P0 1.7	DTS/DPF 1.7
Storage areas associated with aquaculture activity are integrated with the use of the land	None are applicable.
and sited and designed to minimise their visual impact on the surrounding environment.	
Marine Base	d Aquaculture
P0 2.1	DTS/DPF 2.1
Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:	None are applicable.
(a) creeks and estuaries	
(b) wetlands (c) significant seagrass and mangrove communities	
(d) marine habitats and ecosystems.	
P0 2.2	DTS/DPF 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.	
P0 2.3	DTS/DPF 2.3
Marine aquaculture is designed to not involve discharge of human waste on the site, on any	None are applicable.
adjacent land or into nearby waters.	
P0 2.4	DTS/DPF 2.4
Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance	Marine aquaculture development is located 100m or more seaward of the high water mark.
seaward of the high water mark.	
P0 2.5	DTS/DPF 2.5
Marine aquaculture is sited and designed to not obstruct or interfere with:	None are applicable.
(a) areas of high public use	
(b) areas, including beaches, used for recreational activities such as swimming,	
fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value	
(d) areas of high tourism value	
 (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties 	
(f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	
P0 2.6	DTS/DPF 2.6
Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	None are applicable.
P02.7	DTS/DPF 2.7

Marine aquaculture is designed to be as unobtrusive as practicable by incorporating		None are applicable.
measures such as:		
(a)	using feed hoppers painted in subdued colours and suspending them as close as	
(b)	possible to the surface of the water positioning structures to protrude the minimum distance practicable above the surface of the water	
(c)	avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the	
(d)	farming structures and/or stock inside the cages, or for safety reasons positioning racks, floats and other farm structures in unobtrusive locations	
	landward from the shoreline.	
PO 2.8		DTS/DPF 2.8
	launching and maintenance facilities utilise existing established roads, tracks, and paths to or from the sea where possible to minimise environmental and amenity s.	None are applicable.
PO 2.9		DTS/DPF 2.9
	launching and maintenance facilities are developed as common user facilities and ocated where practicable to mitigate adverse impacts on coastal areas.	None are applicable.
P0 2.10		DTS/DPF 2.10
	aquaculture is sited to minimise potential impacts on, and to protect the integrity of, s under the <i>National Parks and Wildlife Act 1972</i> .	Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife</i> Act 1972.
PO 2.11		DTS/DPF 2.11
	e storage, cooling and processing facilities do not impair the coastline and its visual	None are applicable.
amenity	by:	
(a)	being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape	
(b)	making provision for appropriately sited and designed vehicular access	
	arrangements, including using existing vehicular access arrangements as far as practicable	
(c)	incorporating appropriate waste treatment and disposal.	
	Navigation	and Safety
PO 3.1		DTS/DPF 3.1
Marine	aquaculture sites are suitably marked to maintain navigational safety.	None are applicable.
PO 3.2		DTS/DPF 3.2
Marine aquaculture is sited to provide adequate separation between farms for safe navigation.		None are applicable.
	Environmenta	l Management
PO 4.1		DTS/DPF 4.1
Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially		None are applicable.
migrato	ry species.	
P0 4.2		DTS/DPF 4.2
Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.		None are applicable.
P0 4.3		DTS/DPF 4.3
Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.		None are applicable.
P0 4.4		DTS/DPF 4.4
disused	lture operations incorporate measures for the removal and disposal of litter, material, shells, debris, detritus, dead animals and animal waste to prevent n of waters, wetlands, or the nearby coastline.	None are applicable.

Beverage Production in Rural Areas

Assessment Provisions (AP)

D0 1

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour a	nd Noise
P0 1.1	DTS/DPF 1.1
Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	None are applicable.
P0 1.2	DTS/DPF 1.2
Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	None are applicable.
P0 1.3	DTS/DPF 1.3
Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	None are applicable.
P0 1.4	DTS/DPF 1.4
Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	Brew kettles are fitted with a vapour condenser.
P0 1.5	DTS/DPF 1.5
Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water	Quality
P021	DTS/DPF 2.1
Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
P0 2.2	DTS/DPF 2.2
The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	None are applicable.
P0 2.3	DTS/DPF 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.	None are applicable.
P024	DTS/DPF 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.	None are applicable.
Wastewate	er Irrigation
P0 3.1	DTS/DPF 3.1
Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	None are applicable.
P0 3.2	DTS/DPF 3.2
Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
P0 3.3	DTS/DPF 3.3
Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as:	None are applicable.
(a) waterlogged areas	
 (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding 	
 (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer. 	

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome

DO 1

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting ar	nd Design
P0 1.1	DTS/DPF 1.1
Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	 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: 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/DFF 2.1 None are applicable.
P0 2.2	DTS/DPF 2.2
Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	None are applicable.
Access and Parking	
P0 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
P0 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)



Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
P0 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

Design

Assessment Provisions (AP)

Desired Outcome		
DO 1	Develo	opment 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 publi 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 A	Appearance	
P0 1.1	DTS/DPF 1.1	
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.	
P0 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.	
P0 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.	
P0 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:	Development does not incorporate any structures that protrude beyond the roofline.	
 (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 		
P0 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.	
Sa	fety	
P0 2.1	DTS/DPF 2.1	
Development maximises opportunities for passive surveillance of the public realm by	None are applicable.	

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providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	
P022	DTS/DPF 2.2
Development is designed to differentiate public, communal and private areas.	None are applicable.
P0 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.
P0 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.
P0 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.
Lands	caping
P0 3.1	DTS/DPF 3.1
Soft landscaping and tree planting is incorporated to:	None are applicable.
 (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. 	
P0 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.
Environmenta	l 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.
P0 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.
P0 4.3	DTS/DPF 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.	None are applicable.
Water Sens	itive Design
P0 5.1	DTS/DPF 5.1
Development is sited and designed to maintain natural hydrological systems without negatively impacting:	None are applicable.
 (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. 	
On-site Waste Tr	eatment Systems
P0 6.1	DTS/DPF 6.1
Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
	-
Carparking	Appearance
P0 7.1	DTS/DPF 7.1

Development facing the street is designed to minimise the negative impacts of any semi- basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
P0 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
P0 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
P0 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
P0 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks an	nd sloping land
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
P0 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
 PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	DTS/DPF 8.3 None are applicable.
P0 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.
P08.5 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 a	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.
P0 9.2	DTS/DPF 9.2

Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / <u>Visual Privacy</u>	(in building 3 storeys or less)
P0 10.1	DTS/DPF 10.1
Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	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.
P0 10.2	DTS/DPF 10.2
Development mitigates direct overlooking from balconies, terraces and decks to habitable	One of the following is satisfied:
rooms and private open space of adjoining residential uses.	(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
	 (!) 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
	l development
	passive surveillance
P0 11.1	DTS/DPF 11.1
Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	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 2m² facing the primary street.
P0 11.2	DTS/DPF 11.2
Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook ar	nd amenity
P0 12.1	DTS/DPF 12.1
Living rooms have an external outlook to provide a high standard of amenity for occupants.	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.
P0 12.2	DTS/DPF 12.2
Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	None are applicable.
Ancillary D	evelopment
P0 13.1	DTS/DPF 13.1
Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillar or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
	 (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

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	 (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (ii) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table:
	Dwelling site area (or in the case of residential Minimum percentage flat building or group dwelling(s), average site area) (m ²)
	<150 10%
	150-200 15%
	201-450 20%
	>450 25%
	(ii) the amount of existing soft landscaping prior to the development occurring.
P0 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over- development of the site.	DTS/DPF 13.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
P0 13.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	 DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Garage a	ppearance
P0 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	 DTS/DPF 14.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Ма	ssing
P0 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling	additions
P0 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity	DTS / DPF 16.1 Dwelling additions:
of adjoining properties and do not impede on-site functional requirements.	

(a)	are not public		ucted, added to or altered so that any part is situated closer to a
(b)	•	result ir).
	(i)		 ation exceeding a vertical height of 1m
	(ii)		exceeding a vertical height of 1m
	(iii)	-	l combined excavation and filling vertical height of 2m or more
	(iv)		rivate Open Space than specified in Design Table 1 - Private Open
	(v)	1 - Ge	n-site parking than specified in Transport Access and Parking Tabl neral Off-Street Car Parking Requirements or Table 2 - Off-Street Ca 1g Requirements in Designated Areas
	(vi)	upper	level windows facing side or rear boundaries unless:
		A.	they are permanently obscured to a height of 1.5m above finishe floor level that is fixed or not capable of being opened more than 200mm or
		В.	have sill heights greater than or equal to 1.5m above finished floor level or
		C.	incorporate screening to a height of 1.5m above finished floor level
	(vii)	obscu	es of balconies or terraces on upper building levels are permanent red by screening with a maximum 25% transparency/openings fix inimum height of:
		Δ	1 5m above finished floor level where the beloonvie located at

 A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land
 B. 1.7m above finished floor level in all other cases.

Private Open Space			
P0 17.1	DTS/DPF 17.1		
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	Private open space is provided in accordance with Design Table 1 - Private Open Space.		
Water Sen	sitive Design		
P0 18.1	DTS/DPF 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.	Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.		
P0 18.2	DTS/DPF 18.2		
Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings. 		
PO 19.1	DTS/DPF 19.1		
Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum length of 5.4m (iii) minimum garage door width of 2.4m per space. 		
P0 19.2	DTS/DPF 19.2		
Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	Uncovered car parking spaces have:		

Policy24 - Enquiry		
	 (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m 	
PO 19.3	DTS/DPF 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.	Driveways and access points on sites with a frontage to a public road of 10m or less have width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.	
P0 19.4	DTS/DPF 19.4	
Vehicle access is safe, convenient, minimises interruption to the operation of public roads	Vehicle access to designated car parking spaces satisfy (a) or (b):	
and does not interfere with street infrastructure or street trees.	 (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land 	
	 (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services. 	
PO 19.5	DTS/DPF 19.5	
Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	 (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site 	
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on- street visitor parking.	 DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. 	
Waste	storage	
P0 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 Transp	vortable Dwellings	
P0 21.1	DTS/DPF 21.1	
The sub-floor space beneath transportable buildings is enclosed to give the appearance of	Buildings satisfy (a) or (b):	
a permanent structure.	(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 hu	ldings and battle-axe development	
	enity	
P0 22.1	DTS/DPF 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.	Dwellings have a minimum internal floor area in accordance with the following table:	
	Number of bedrooms Minimum internal floor area	
	Studio 35m ²	
	1 bedroom 50m ²	

	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
P0 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.	
P0 22.3	DTS/DPF 22.3	
Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	None are applicable.	
P0 22.4	DTS/DPF 22.4	
Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	Dwelling sites/allotments are not in the form o	of a battle-axe arrangement.
Communa	Open Space	
P0 23.1	DTS/DPF 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.	None are applicable.	
P0 23.2	DTS/DPF 23.2	
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimu	um dimension of 5 metres.
P0 23.3	DTS/DPF 23.3	
Communal open space is designed and sited to:	None are applicable.	
 (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 		
P0 23.4	DTS/DPF 23.4	
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.	
P0 23.5	DTS/DPF 23.5	
Communal open space is designed and sited to:	None are applicable.	
 (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 		
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 a adjacent the subject site in accordance with t (a) minimum 0.33 on-street car parks pe	
	nearest whole number)	ere a vehicle can enter or exit a space directly
	(c) minimum carpark length of 6m for ar	i intermediate space located between two struction where the parking is indented.
P0 24.2	DTS/DPF 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.	Access to group dwellings or dwellings within single common driveway.	a residential flat building is provided via a
P0 24.3	DTS/DPF 24.3	
Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	the primary street (ii) where the driveway length ex	-
P0 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 of 3m.	y servicing one dwelling has a minimum width

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Image: Section of the section of t	PO 24.6	DTS/DPF 24.6
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P0 29.1 DTS/DPF 29.1	(d) kerb ramps at pedestrian crossing points.	
P0 29.1 DTS/DPF 29.1		
Development is designed to provide attractive, convenient and comfortable indoor and None are applicable.	PO 29.1	DTS/DPF 29.1
	Development is designed to provide attractive, convenient and comfortable indoor and	None are applicable.

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outdoor communal areas to be used by residents and visitors.	
P0 29.2	DTS/DPF 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.	None are applicable.
P0 29.3	DTS/DPF 29.3
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.
P0 29.4	DTS/DPF 29.4
Communal open space is designed and sited to:	None are applicable.
 (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	
P0 29.5	DTS/DPF 29.5
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
P0 29.6	DTS/DPF 29.6
Communal open space is designed and sited to:	None are applicable.
 (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 	
Site Facilities /	Waste Storage
P0 30.1	DTS/DPF 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.	None are applicable.
P0 30.2	DTS/DPF 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.	None are applicable.
PO 30.3	DTS/DPF 28.3
Provision is made for suitable external clothes drying facilities.	None are applicable.
P0 30.4	DTS/DPF 30.4
Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	None are applicable.
PO 30.5	DTS/DPF 30.5
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
P0 30.6	DTS/DPF 30.6
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.
P0 30.7	DTS/DPF 30.7
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
All non-residen	tial development
Water Sens	sitive Design
P0 31.1	DTS/DPF 31.1
Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	None are applicable.
P0 31.2	DTS/DPF 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.	None are applicable.
Wash-down and Waste	Loading and Unloading
P0 32.1	DTS/DPF 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	None are applicable.
'	·

hicle	es, vessel	ls, plant or equipment are:
(a)		ed to contain all wastewater likely to pollute stormwater within a bunded ofed area to exclude the entry of external surface stormwater run-off
(b)	paved	with an impervious material to facilitate wastewater collection
(c)		icient size to prevent 'splash-out' or 'over-spray' of wastewater from the down area
(d)	design	ed 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.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	 Total private open space area: (a) Site area <301m2: 24m2 located behind the building line. (b) Site area ≥ 301m2: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m.
Dwelling (above ground level)	Studio (no separate bedroom): 4m ² with a minimum dimension 1.8m One bedroom: 8m ² with a minimum dimension 2.1m Two bedroom dwelling: 11m ² with a minimum dimension 2.4m Three + bedroom dwelling: 15m ² with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Devi	plopment
External A	\ppearance
P0 1.1	DTS/DPF 1.1
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.
P0 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.
P0 1.3	DTS/DPF 1.3

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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.
P014	
P01.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
 (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	
P0 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.
Si	afety
P02.1	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.
P0 2.2	DTS/DPF 2.2
Development is designed to differentiate public, communal and private areas.	None are applicable.
P0 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.
P0 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.
P0 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.
Land	scaping
P0 3.1	DTS/DPF 3.1
Soft landscaping and tree planting are incorporated to:	None are applicable.
 (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. 	
	al Datformance
	al Performance DTS/DPF 4.1
P0 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.
P0 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.
P0 4.3	DTS/DPF 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.	None are applicable.
Water Ser	isitive Design
P0 5.1	DTS/DPF 5.1
Development is sited and designed to maintain natural hydrological systems without negatively impacting:	None are applicable.
(a) the quantity and quality of surface water and groundwater	
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 (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. 	
On-site Waste T	reatment Systems
P0 6.1	DTS/DPF 6.1
Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	Effluent disposal drainage areas do not:
be reasonably roleseen to be used for, private open space, driveways of car parking.	(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.
) appearance
P07.1	DTS/DPF 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:	None are applicable.
(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.	
P0 7.2	DTS/DPF 7.2
Vehicle parking areas appropriately located, designed and constructed to minimise	None are applicable.
impacts on adjacent sensitive receivers through measures such as ensuring they are	
attractively developed and landscaped, screen fenced and the like.	
0070	
P0 7.3	DTS/DPF 7.3
Safe, legible, direct and accessible pedestrian connections are provided between parking	None are applicable.
areas and the development.	
P0 7.4	DTS/DPF 7.4
Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar	Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces
heat absorption and reflection.	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.
P0 7.5	DTS/DPF 7.5
Street level parking areas incorporate soft landscaping to improve visual appearance when	Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping
viewed from within the site and from public places.	with a minimum dimension of:
	(a) 1m along all public road frontages and allotment boundaries
	 (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
	(-) This between double rows of call parking spaces.
P0 7.6	DTS/DPF 7.6
Vehicle parking areas and associated driveways are landscaped to provide shade and	None are applicable.
positively contribute to amenity.	
P0 7.7	DTS/DPF 7.7
Vehicle parking areas and access ways incorporate integrated stormwater management	None are applicable.
techniques such as permeable or porous surfaces, infiltration systems, drainage swales or	
rain gardens that integrate with soft landscaping.	
	nd sloping land
PO 8.1	DTS/DPF 8.1
Development, including any associated driveways and access tracks, minimises the need	Development does not involve any of the following:
for earthworks to limit disturbance to natural topography.	
	(a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m
	 (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
	a total combined excavation and mining vertical neight of 201 of more.
P0 8.2	DTS/DPF 8.2
Driveways and access tracks designed and constructed to allow onfo and conversiont	Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a)
Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	and (b):
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	(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.
P0 8.3	DTS/DPF 8.3
Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	None are applicable.
(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	
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from the development (c) are designed to integrate with the natural topography of the land.	
P0 8.4	DTS/DPF 8.4
Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	None are applicable.
P0 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.
on and sandle instability.	
Fences	and walls
P0 9.1	DTS/DPF 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.	None are applicable.
P0 9.2	DTS/DPF 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.	A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Pr	vacy (low rise buildings)
P0 10.1	DTS/DPF 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.	 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor level.
P0 10.2	DTS/DPF 10.2
Development mitigates direct overlooking from balconies to habitable rooms and private	One of the following is satisfied:
open space of adjoining residential uses in neighbourhood type zones.	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
	ding low rise residential development)
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
P0 11.2	DTS/DPF 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.	None are applicable. DTS/DPF 11.3
Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	None are applicable.
P0 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.
P0 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 - M	edium and High Rise
External A	ppearance
PO 12.1	DTS/DPF 12.1
Buildings positively contribute to the character of the local area by responding to local context.	None are applicable.
P0 12.2	DTS/DPF 12.2
Architectural detail at street level and a mixture of materials at lower building levels near	None are applicable.

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the public interface are provided to reinforce a human scale.				
P0 12.3	DTS/DPF 12.3			
Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	None are applicable.			
P0 12.4	DTS/DPF 12.4			
Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	None are applicable.			
P0 12.5	DTS/DPF 12.5			
External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	(a) masonry	bination of the followin	g external materials ar	d finishes:
	()	naterials that minimise	staining, discolouring o	or deterioration.
P0 12.6	DTS/DPF 12.6			
Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	Building street frontag (a) active uses su	es incorporate: ich as shops or offices		
	(c) habitable roor(d) areas of comr	ry areas for multi-store ns of dwellings nunal public realm with or subzone provisions.		
P0 12.7	DTS/DPF 12.7			
Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	Entrances to multi-sto (a) oriented towa			
	(b) clearly visible (c) designed to be active or occu	and easily identifiable f e prominent, accentuat pied ground floor uses rovide shelter, a sense	ed and a welcoming fe	ature if there are no
	(e) located as clo need for long	se as practicable to the access corridors void the creation of pot	-	
P0 12.8	DTS/DPF 12.8			
Building services, plant and mechanical equipment are screened from the public realm.	None are applicable.			
Lands	caping			
P0 13.1	DTS/DPF 13.1			
Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.		n by 4m deep soil space except where no buildir		that accommodates a roperty boundaries is
P0 13.2	DTS/DPF 13.2			
Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	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.			
sindle und sorten die appearance of molit storey bundings.	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones
	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²
	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²
	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²
	Tree size and site are	ea definitions		
	Small tree	4-6m mature height a	nd 2-4m canopy sprea	1
	Medium tree	6-12m mature height	and 4-8m canopy spre	ad
	Large tree	12m mature height ar	nd >8m canopy spread	
	Site area	The second end of the start	elopment site, not aver	age area per dwelling

PO 12 2	NTC/DDE 12.2
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.
P0 13.4	DTS/DPF 13.4
Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	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.
Enviror	nmental
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
P0 14.2	DTS/DPF 14.2
Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	None are applicable.
P0 14.3	DTS/DPF 14.3
Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street	None are applicable.
(b) substantial verandahs around a building to deflect downward travelling wind flows	
 over pedestrian areas the placement of buildings and use of setbacks to deflect the wind at ground level avoiding tall shear elevations that create windy conditions at street level. 	
Car P	arking
P0 15.1	DTS/DPF 15.1
Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings. DTS/DPF 15.2
Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	None are applicable.
Overlaakinn	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:	DTS/DPF 16.1 None are applicable.
 (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight 	
 (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms 	
(d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	
All residentia	l development
Front elevations and	l passive surveillance
P0 17.1	DTS/DPF 17.1
Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	 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 2m² facing the primary street.
P0 17.2	DTS/DPF 17.2
Dwellings incorporate entry doors within street frontages to address the street and provide	Dwellings with a frontage to a public street have an entry door visible from the primary

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a legible entry point for visitors.	street boundary.
Outlook a	nd Amenity
PO 18.1	DTS/DPF 18.1
Living rooms have an external outlook to provide a high standard of amenity for occupants.	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.
P0 18.2	DTS/DPF 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.	None are applicable.
A noillen/ D	evelopment
	DTS/DPF 19.1
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.	Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillar or
	(II) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
	 (d) in the case of a garage or carport, the garage or carport: is set back at least 5.5m from the boundary of the primary street when facing a primary street or secondary street, has a total door / opening not exceeding:
	 (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
	 (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
	(i) a total area as determined by the following table:
	Dwelling site area (or in the case of residential Minimum percentage flat building or group dwelling(s), average site area) (m^2)
	<150 10%
	150-200 15%
	201-450 20%
	>450 25%
	(ii) the amount of existing soft landscaping prior to the development occurring.
P0 19.2	DTS/DPF 19.2
Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the	Ancillary buildings and structures do not result in:
site.	 (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

	(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 19.3	DTS/DPF 19.3
Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to	The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:
adjacent sensitive receivers.	 (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or
	 (b) located at least 12m from the nearest habitable room located on an adjoining allotment.

Residential Devel	opment - Low Rise
External a	ppearance
P0 20.1	DTS/DPF 20.1
Garaging is designed to not detract from the streetscape or appearance of a dwelling.	Garages and carports facing a street:
	(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling
	 (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m
	 (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
P0 20.2	DTS/DPF 20.2
Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower
	 (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.
P0 20.3	DTS/DPF 20.3
The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	None are applicable
Private O	pen Space
P0 21.1	DTS/DPF 21.1
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
P0 21.2	DTS/DPF 21.2
Private open space is positioned to provide convenient access from internal living areas.	Private open space is directly accessible from a habitable room.
Lands	scaping
P0 22.1	DTS/DPF 22.1
Soft landscaping is incorporated into development to:	Residential development incorporates soft landscaping with a minimum dimension of
(a) minimise heat absorption and reflection	700mm provided in accordance with (a) and (b):
(b) contribute shade and shelter	(a) a total area as determined by the following table:
(c) provide for stormwater infiltration and biodiversity	
(d) enhance the appearance of land and streetscapes.	Dwelling site area (or in the case of residential flat Minimum percentage of building or group dwelling(s), average site area) (m ²) site
	<150 10%
	150-200 15%

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		>200-450	20%
		>450	25%
	(b)	at least 30% of any land between the primary street bo building line.	undary and the primary
Car parking, access	and manoe	euvrability	
P0 23.1	DTS/DPF	23.1	
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.		tial car parking spaces enclosed by fencing, walls or oth g internal dimensions (separate from any waste storage single width car parking spaces:	
		 a minimum length of 5.4m per space a minimum width of 3.0m a minimum garage door width of 2.4m 	
	(b)	 double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space 	э.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and	DTS/DPF:	23.2 red car parking spaces have:	
convenient.			
	(a) (b)	a minimum length of 5.4m a minimum width of 2.4m	
	(c)	a minimum width between the centre line of the space obstruction of 1.5m.	and any fence, wall or other
P0 23.3	DTS/DPF	23.3	
Driveways and access points are located and designed to facilitate safe access and egress	Drivewa	ys and access points satisfy (a) or (b):	
while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	 (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: 		
		 have a maximum width of 5m measured at the the only access point provided on the site; have a width between 3.0 metres and 3.2 metr property boundary and no more than two accesite, separated by no less than 1m. 	es measured at the
P0 23.4	DTS/DPF	23.4	
Vehicle access is safe, convenient, minimises interruption to the operation of public roads	Vehicle	access to designated car parking spaces satisfy (a) or	(b):
and does not interfere with street infrastructure or street trees.	(a)	is provided via a lawfully existing or authorised access	
	(b)	which consent has been granted as part of an applicati where newly proposed, is set back:	on for the division of land
		 (i) 0.5m or more from any street furniture, street pit, or other stormwater or utility infrastructure from the asset owner 	
		 (ii) 2m or more from the base of the trunk of a str provided from the tree owner for a lesser dista (iii) 6m or more from the tangent point of an inters 	nce
		 (iv) outside of the marked lines or infrastructure d crossing. 	
P0 23.5	DTS/DPF	23.5	
Driveways are designed to enable safe and convenient vehicle movements from the public	Drivewa	ys are designed and sited so that:	
road to on-site parking spaces.	(a)	the gradient from the place of access on the boundary finished floor level at the front of the garage or carport	
	(b)	on average they are aligned relative to the street so that there is no deviation from 90 degrees between the centreline of ar space to which it provides access (measured from the road boundary.	ny dedicated car parking
	(c)	if located so as to provide access from an alley, lane or or right or way is at least 6.2m wide along the boundar	
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on- street visitor parking.		23.6 on-street parking is available abutting the site's street fr I in accordance with the following requirements:	ontage, on-street parking is
	1		

Provide in the definition is made for the convenient storage of wate bits in allocation schemed for wate bits in a location schemed for wate bits in the location schemed for wate bits in the location schemed for wate bits in the location schemed for wate bits in a location schemed for wate bits in the location schemed for wate location schemed for wate bits in the loca			
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Disclock and Visual Privacy PX 26.1 Disclock and Visual Privacy PX 26.2 PX 26.3 PX 26.3 PX 26.4 PX 26.4 PX 26.4	Residential Development - Medium an	L High Rise (including serviced apartments)	
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Dwellings are provided with sufficient space for storage to meet likely occupant needs. Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³	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. 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	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. 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.	
 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 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ 	 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. 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. 	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. 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. DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of	
(b) 1 bedroom dwelling / apartment: not less than 8m ³	 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. 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. PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote 	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. 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. DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.	
(b) 1 bedroom dwelling / apartment: not less than 8m ³	 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. 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. PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living. 	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. 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. DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m. 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	
(c) 2 bedroom dwelling / apartment: not less than $10m^3$	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. P0 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. P0 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	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. 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. DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m. 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:	
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^(d) 3+ bedroom dwelling / apartment: not less than 12m ³ .	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. P0 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. P0 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	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. 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. DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m. DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³	

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P0 28.5	DTS/DPF 28.5		
Dwellings that use light wells for access to daylight, outlook and ventilation for habitable	Light wells:		
rooms, are designed to ensure a reasonable living amenity is provided.	(a) are not used as the primary source o	f outlook for living rooms	
	(b) up to 18m in height have a minimum	horizontal dimension of 3m, or 6m if	
	(c) above 18m in height have a minimum	n horizontal dimension of 6m, or 9m if	
	overlooked by bedrooms.		
P0 28.6	DTS/DPF 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.	None are applicable.		
P0 28.7	DTS/DPF 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.	None are applicable.		
Dwelling C	onfiguration		
P0 29.1	DTS/DPF 29.1		
Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a	Buildings containing in excess of 10 dwellings	s provide at least one of each of the following:	
range in the number of bedrooms per dwelling to contribute to housing diversity.	(a) studio (where there is no separate be	edroom)	
	(b) 1 bedroom dwelling / apartment with	a floor area of at least 50m ²	
	 (c) 2 bedroom dwelling / apartment with (d) 3+ bedroom dwelling / apartment with 		
	or bearboin arrening / aparament m	th a floor area of at least 80m ² , and any In additional 15m ² for every additional	
	bedroom.		
P0 29.2	DTS/DPF 29.2		
Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms	None are applicable.		
have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.			
public space, where possible.			
Comm	on Areas		
PO 30.1	DTS/DPF 30.1		
The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	(a) have a minimum ceiling height of 2.7m		
	(b) provide access to no more than 8 dw (c) incorporate a wider section at apartn	ellings nent entries where the corridors exceed 12m	
	in length from a core.		
Group Dwellings, Residential Flat B	Group Dwellings, Residential Flat Buildings and Battle axe Development		
Amenity			
P0 31.1	DTS/DPF 31.1		
Dwellings are of a suitable size to provide a high standard of amenity for occupants.	Dwellings have a minimum internal floor area in accordance with the following table:		
	Number of bedrooms	Minimum internal floor area	
	Studio	35m ²	
	1 bedroom	50m ²	
	2 bedroom	65m ²	
	3+ bedrooms	80m ² and any dwelling over 3 bedrooms	
		provides an additional 15m ² for every additional bedroom	
P0 31.2	DTS/DPF 31.2	1	
The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	None are applicable.		
P0 31.3	DTS/DPF 31.3	DTS/DPF 31 3	
Development maximises the number of dwellings that face public open space and public	None are applicable.		
streets and limits dwellings oriented towards adjoining properties.			
P0 31.4	DTS/DPF 31.4		
	Disjon of a battle-axe arrangement.		
Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	Dwelling sites/allotments are not in the form	of a battle-axe arrangement.	

designed and sited to meet the recreation and amenity needs of residents. DTS/DFF 32.2 PO 32.2 DTS/DFF 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. DTS/DFF 32.2 PO 32.3 DTS/DFF 32.3 Communal open space is designed and sited to: None are app (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. PO 32.4 DTS/DPF 32.4		
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. None are apprived to space apprived to the recreation and amenity needs of residents. P0 32.2 DTS/DPF 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. DTS/DPF 32.2 P0 32.3 DTS/DPF 32.3 Communal open space is designed and sited to: DTS/DPF 32.3 (a) be conveniently accessed by the dwellings which it services None are apprived to acoustic, safety, security and wind effects. P0 32.4 DTS/DPF 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. DTS/DPF 32.4		
designed and sited to meet the recreation and amenity needs of residents. DTS/DPF 32.2 P0 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. DTS/DPF 32.2 P0 32.3 DTS/DPF 32.3 DTS/DPF 32.3 Communal open space is designed and sited to: DTS/DPF 32.3 (a) be conveniently accessed by the dwellings which it services None are app (b) have regard to acoustic, safety, security and wind effects. DTS/DPF 32.4 P0 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. DTS/DPF 32.4		
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(a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. P0 32.4 DTS/DPF 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. DTS/DPF 32.4		
(b) have regard to acoustic, safety, security and wind effects. PO 32.4 DTS/DPF 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. DTS/DPF 32.4	None are applicable.	
Communal open space contains landscaping and facilities that are functional, attractive None are apprend encourage recreational use.		
P0 32.5 DTS/DPF 32.5	None are applicable.	
None are opr		
Communal open space is designed and sited to:	None are applicable.	
 (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 		
Car parking, access and manoeuvrab	ility	
P0 33.1 DTS/DPF 33.1		
	eet parking is available directly adjacent the site, on-street parking is retained subject site in accordance with the following requirements:	
near (b) mini (c) mini	mum 0.33 on-street car parks per proposed dwelling (rounded up to the est whole number) mum car park length of 5.4m where a vehicle can enter or exit a space directly mum carpark length of 6m for an intermediate space located between two r parking spaces or to an end obstruction where the parking is indented.	
P0 33.2 DTS/DPF 33.2		
	oup dwellings or dwellings within a residential flat building is provided via a on driveway.	
P0 33.3 DTS/DPF 33.3		
Residential driveways that service more than one dwelling are designed to allow safe and Driveways the	at service more than 1 dwelling or a dwelling on a battle-axe site:	
	a minimum width of 3m riveways servicing more than 3 dwellings: have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street 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.	
P0 33.4 DTS/DPF 33.4		
Residential driveways that service more than one dwelling or a dwelling on a battle-axe site allow passenger vehicles to enter and exit and manoeuvre within the site in	Drs/DP-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.	
P0 33.5 DTS/DPF 33.5		
	s with entry doors or ground level habitable room windows are set back at om any driveway or area designated for the movement and manoeuvring of	
Soft landscaping		
P0 34.1 DTS/DPF 34.1		
	here located directly in front of a garage or building entry, soft landscaping um dimension of 1m is provided between a dwelling and common driveway.	
P0 34.2 DTS/DPF 34.2		
appearance and assist in stormwater management. (a) are c (b) when site,	Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material	

Site Facilities / Waste Storage

PO 35.1	DTS/DPF 35.1	
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the	None are applicable.	
site or conveniently located considering the nature of accommodation and mobility of		
occupants.		
P0 35.2	DTS/DPF 35.2	
Provision is made for suitable external clothes drying facilities.	None are applicable.	
PO 35.3	DTS/DPF 35.3	
Provision is made for suitable household waste and recyclable material storage facilities	None are applicable.	
which are:		
(a) located away, or screened, from public view, and		
(b) conveniently located in proximity to dwellings and the waste collection point.		
P0 35.4	DTS/DPF 35.4	
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any	
······································	habitable room window.	
P0 35.5	DTS/DPF 35.5	
Where waste bins cannot be conveniently collected from the street, provision is made for	None are applicable.	
on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.		
P0 35.6	DTS/DPF 35.6	
Services including gas and water meters are conveniently located and screened from public	None are applicable.	
view.		
Water consiti	e urban design	
	DTS/DPF 36.1	
P0 36.1		
Residential development creating a common driveway / access includes stormwater	None are applicable.	
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.		
P0 36.2	DTS/DPF 36.2	
Residential development creating a common driveway / access includes a stormwater	None are applicable.	
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.		
Supported Accommodati	on and retirement facilities	
Siting, Configur	ation and Design	
P0 37.1	DTS/DPF 37.1	
Supported accommodation and housing for aged persons and people with disabilities is	None are applicable.	
located where on-site movement of residents is not unduly restricted by the slope of the		
land.		
P0 37.2	DTS/DPF 37.2	
Universal design features are incorporated to provide options for people living with	None are applicable.	
disabilities or limited mobility and / or to facilitate ageing in place.		
Movement and Access		
PO 38.1	DTS/DPF 38.1	
Development is designed to support safe and convenient access and movement for	None are applicable.	
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.		
Communal Open Space		
P0 39.1	DTS/DPF 39.1	
Development is designed to provide attractive, convenient and comfortable indoor and	None are applicable.	
outdoor communal areas to be used by residents and visitors.		
P0 39.2	DTS/DPF 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.	None are applicable.	

PO 39.3	DTS/DPF 39.3	
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.	
PO 39.4	DTS/DPF 39.4	
Communal open space is designed and sited to:	None are applicable.	
 (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 		
PO 39.5	DTS/DPF 39.5	
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.	
PO 39.6	DTS/DPF 39.6	
Communal open space is designed and sited to:	None are applicable.	
 (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 		
Site Facilities	/ Waste Storage	
PO 40.1	DTS/DPF 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.	None are applicable.	
P0 40.2	DTS/DPF 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.	None are applicable.	
PO 40.3	DTS/DPF 40.3	
Provision is made for suitable external clothes drying facilities.	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.	
P0 40.5	DTS/DPF 40.5	
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.	
P0 40.6	DTS/DPF 40.6	
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.	
PO 40.7	DTS/DPF 40.7	
Services, including gas and water meters, are conveniently located and screened from public view.	None are applicable.	
Student Acc	commodation	
P0 41.1	DTS/DPF 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.	 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 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. 	
P0 41.2	DTS/DPF 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.	None are applicable.	

All non-residen	tial development
Water Sen	sitive Design
P0 42.1	DTS/DPF 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.	None are applicable.
P0 42.2	DTS/DPF 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.	None are applicable.
P0 42.3	DTS/DPF 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.	None are applicable.
Wash-down and Waste	e Loading and Unloading
PO 43.1	DTS/DPF 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: 	None are applicable.
 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 a holding tank and its subsequent removal off-site on a regular basis. 	
Laneway C	Jevelopment
Infrastructu	re and Access
P0 44.1	DTS/DPF 44.1
Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:	Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.
 (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.	

Table 1 - Private Open Space

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

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

Forestry

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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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Siting			
P0 1.1	DTS/DPF 1.1		
Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	None are applicable.		
P0 1.2	DTS/DPF 1.2		
Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	Commercial forestry plantations are not located on land with a slope exceeding 20% (1 5).		
P0 1.3	DTS/DPF 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.	Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.		
P0 1.4	DTS/DPF 1.4		
Commercial forestry plantations are separated from reserves gazetted under the National Parks and Wildlife Act 1972 and/or Wilderness Protection Act 1992 to minimise fire risk and potential for weed infestation.			
Water P	rotection		
P0 2.1	DTS/DPF 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.	None are applicable.		
P0 2.2	DTS/DPF 2.2		
Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines		
	 (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer). 		
Fire Mar	nagement		
P0 3.1	DTS/DPF 3.1		
Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 		
<u> </u>	<u> </u>		

Policy24 - Enquiry			
P0 3.2	DTS/DPF 3.2		
Commercial forestry plantations incorporate appropriate fire management access tracks.		firebreaks vertical clearance ght through acces ppropriately sign yhting vehicles	ee of 4m or more ss at junctions, or if they are a no posted and provide suitable
Power-line	Clearances		
P0 4.1	DTS/DPF 4.1		
Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	Commercial forestry plantations incorporating trees with an expected mature height or greater than 6m meet the clearance requirements listed in the following table:		
	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
	500 kV	Tower	38m
	275 kV	Tower	25m
	132 kV	Tower	30m
	132 kV	Pole	20m
	66 kV	Pole	20m
	Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

Desired Outcome

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Land Use	and Intensity	
P0 1.1	DTS/DPF 1.1	
Residential development provides a range of housing choices.	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.	
P0 1.2	DTS/DPF 1.2	
Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	, None are applicable.	
Buildi	ng Height	
P0 2.1	DTS/DPF 2.1	
Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	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).	
P0 2.2	DTS/DPF 2.2	

Policy24 - Enquiry	
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.	None are applicable.
Primary St	reet Setback
PO 3.1	DTS/DPF 3.1
Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary S	Street Setback
PO 4.1	DTS/DPF 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.	Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Bounda	ary Walls
P0 5.1	DTS/DPF 5.1
Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	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
	 (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
P0 5.2	DTS/DPF 5.2
Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	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 Bound	Jary Setback
P0 6.1	DTS/DPF 6.1
Buildings are set back from side boundaries to provide:	Other than walls located on a side boundary, buildings are set back from side boundaries:
 (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. 	 (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear Bound	dary Setback
P0 7.1	DTS/DPF 7.1
Buildings are set back from rear boundaries to provide:	Dwellings are set back from the rear boundary:
 (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	 (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
	Least and the second se
	evation design
P0 8.1	DTS/DPF 8.1
Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:
	(a) a minimum of 30% of the building elevation is set back an additional 300mm from

- (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line
- (b) a porch or portico projects at least 1m from the building elevation
- (c) a balcony projects from the building elevation
- (d) a verandah projects at least 1m from the building elevation
- (e) eaves of a minimum 400mm width extend along the width of the front elevation
- (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.
- (g) a minimum of two different materials or finishes are incorporated on the walls of

	the building elevat material or finish.	ion, with a maximum of 80% o	f the building elevation in a single
P0 8.2	DTS/DPF 8.2		
Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room tha has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street 		
P0 8.3	DTS/DPF 8.3		
The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	None are applicable.		
P0 8.4	DTS/DPF 8.4		
Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	None are applicable.		
P0 8.5	DTS/DPF 8.5		
Entrances to multi-storey buildings are:	None are applicable.		
 (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure. 			
Outlook a	nd amenity		
P0 9.1	DTS/DPF 9.1		
Living rooms have an external outlook to provide a high standard of amenity for occupants.		A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.	
P0 9.2	DTS/DPF 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.	None are applicable.		
Private C	pen Space		
P0 10.1	DTS/DPF 10.1		
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	Private open space is provi	ded in accordance with the fo	llowing table:
	Dwelling Type	Dwelling / Site Configuration	Minimum Rate
	Dwelling (at ground level)		Total area: 24m ² located behind the building line
			Minimum adjacent to a living room: 16m ² with a minimum dimension 3m
	Dwelling (above ground level)	Studio	4m ² / minimum dimension 1.8m
		One bedroom dwelling	8m ² / minimum dimension 2.1m
		Two bedroom dwelling	11m ² / minimum dimension 2.4m
		Three + bedroom dwelling	15 m ² / minimum dimension 2.6m
P0 10.2	DTS/DPF 10.2	1	
Private open space positioned to provide convenient access from internal living areas.	At least 50% of the required room.	d area of private open space is	s accessible from a habitable
P0 10.3	DTS/DPF 10.3		
Private open space is positioned and designed to:	None are applicable.		
 (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space. 			
Visua	privacy		

Policy24 - Enquiry	
P0 11.1	DTS/DPF 11.1
Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:
	 (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
P0 11.2	DTS/DPF 11.2
Development mitigates direct overlooking from upper level balconies and terraces to	One of the following is satisfied:
habitable rooms and private open space of adjoining residential uses.	 (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
	 (i) 1.5m above finished floor level where the bacony 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
Land	scaping
PO 12.1	DTS/DPF 12.1
Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection	Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):
(b) maximise shade and shelter	(a) a total area as determined by the following table:
(c) maximise stormwater infiltration and biodiversity	Dwelling site area (or in the case of residential flat building or group Minimum
(d) enhance the appearance of land and streetscapes.	dwelling(s), average site area) (m ²) percentage of site
	<150 10% <200 15%
	200-450 20%
	>450 25% (b) at least 30% of land between the road boundary and the building line.
Water Ser	isitive Design DTS/DPF 13.1
 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions. 	None are applicable.
Car	Parking
P0 14.1	DTS/DPF 14.1
On-site car parking is provided to meet the anticipated demand of residents, with less on-	On-site car parking is provided at the following rates per dwelling:
site parking in areas in close proximity to public transport.	 (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
P0 14.2	DTS/DPF 14.2
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient	. Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):
	 (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
P0 14.3	DTS/DPF 14.3

Policy24 - Enquiry		
Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.	
P0 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.	
P0 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.	
Oversh	I adowing	
P0 15.1	DTS/DPF 15.1	
Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	None are applicable.	
W	aste	
P0 16.1 Provision is made for the convenient storage of waste bins in a location screened from	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that:	
public view.	 (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. 	
P0 16.2	DTS/DPF 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. 	None are applicable.	
PO 17.1	DTS/DPF 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.	None are applicable.	
P0 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.	
P0 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	
	 (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site. 	
P0 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:	

	 minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) Minimum car park length of 5.4m where a vehicle can enter or exit a space directly minimum car park length of 6m for an intermediate space located between two other parking spaces.
P0 17.5	DTS/DPF 17.5
Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	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.
P0 17.6	DTS/DPF 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.	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
P0 17.7	DTS/DPF 17.7
Dwellings are adequately separated from common driveways and manoeuvring areas.	Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Sto	rage
P0 18.1	DTS/DPF 18.1
Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:
	^(a) studio: not less than 6m ³
	(b) 1 bedroom dwelling / apartment: not less than 8m ³
	^(C) 2 bedroom dwelling / apartment: not less than 10m ³
	(d) 3+ bedroom dwelling / apartment: not less than 12m ³ .
Earti	Iworks
P0 19.1	DTS/DPF 19.1
Development, including any associated driveways and access tracks, minimises the need	The development does not involve:
for earthworks to limit disturbance to natural topography.	(a) excavation exceeding a vertical height of 1m
	or (b) filling exceeding a vertical height of 1m
	or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connection	ns and infrastructure
P0 20.1	DTS/DPF 20.1
Dwellings are provided with appropriate service connections and infrastructure.	The site and building:
	(a) have the ability to be connected to a permanent potable water supply
	 (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the South Australian Public Health Act 2011
	(c) have the ability to be connected to electricity supply
	(d) have the ability to be connected to an adequate water supply (and pressure) for
	fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act</i> 1996.
Site con	tamination
P0 21.1	DTS/DPF 21.1
Land that is suitable for sensitive land uses to provide a safe environment.	Development satisfies (a), (b), (c) or (d):
	(a) does not involve a change in the use of land
	 (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c)
	(c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site</u> <u>contamination</u> does not exist (as demonstrated in a <u>site contamination declaration</u> <u>form</u>)
	(d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site</u> <u>contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:
	(i) <u>a site contamination audit report</u> has been prepared under Part 10A of the Environment Protection Act 1993 in relation to the land within the previous 5 years which states that

	A.	<u>site contamination</u> does not exist (or no longer exists) at the land or
	В.	the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or
	C.	where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)
(ii)	since t	er <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land ne preparation of the site contamination audit report (as strated in a <u>site contamination declaration form</u>).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Ge	neral
P0 1.1	DTS/DPF 1.1
Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	None are applicable.
Visual	Amenity
P02.1	DTS/DPF 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. 	None are applicable.
P0 2.2	DTS/DPF 2.2
Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	None are applicable.
P023	DTS/DPF 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.	None are applicable.
Rehat	ilitation
P0 3.1	DTS/DPF 3.1
Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	None are applicable.
Hazard M	anagement

Policy24 - Enquiry	
PO 4.1	DTS/DPF 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.	None are applicable.
PO 4.2	DTS/DPF 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.	None are applicable.
PO 4.3	DTS/DPF 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.	None are applicable.
Electricity Infrastructure and	nd Battery Storage Facilities
P0 5.1	DTS/DPF 5.1
Electricity infrastructure is located to minimise visual impacts through techniques including:	None are applicable.
 (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity 	
(b) grouping utility buildings and structures with non-residential development, where practicable.	
P0 5.2	DTS/DPF 5.2
Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	None are applicable.
P0 5.3	DTS/DPF 5.3
Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	None are applicable.
Telecommuni	cation Facilities
P0 6.1	DTS/DPF 6.1
The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	None are applicable.
P0 6.2	DTS/DPF 6.2
Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	None are applicable.
P0 6.3	DTS/DPF 6.3
Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:	None are applicable.
 (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose 	
or all of the following:	
(b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services	
 (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. 	
Renewable Er	nergy Facilities
P0 7.1	DTS/DPF 7.1
Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	None are applicable.
Renewable Energy F	acilities (Wind Farm)
P0 8.1	DTS/DPF 8.1

Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	(i) (ii) (iii) (iv) with an	k at least 2000n Rural Settleme Township Zone Rural Living Zo Rural Neighbou additional 10m	nt Zone e ne ırhood Zone setback per add	itional metre o	any of the following zones: ver 150m overall turbine
	(b) set bac	k at least 1500r	the base of the t n from the base and tourist acco	of the turbine t	o non-associated (non-
P0 8.2	DTS/DPF 8.2				
The visual impact of wind turbine generators on natural landscapes is managed by:	None are applic	able.			
 (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. 					
PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applic	able.			
P0 8.4	DTS/DPF 8.4				
Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	No Commonwe	alth air safety (C	ASA / ASA) or D	efence requirer	nent is applicable.
P0 8.5	DTS/DPF 8.5				
Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	None are applic	able.			
Renewable Energy Fa	acilities (Solar Power)			
P0 9.1	DTS/DPF 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.	None are applic	able.			
P0 9.2	DTS/DPF 9.2				
Ground mounted solar power facilities allow for movement of wildlife by:	None are applic	able.			
 (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. 					
P0 9.3	DTS/DPF 9.3				
Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.		•	cilities are set b ordance with the		ooundaries, conservation ria:
	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹
	50MW>	80ha+	30m	500m	2km
	10MW<50MW	16ha-<80ha	25m	500m	1.5km
	5MW<10MW	8ha to <16ha	20m	500m	1km
	1MW<5MW	1.6ha to <8ha	15m	500m	500m
	100kW<1MW	0.5ha<1.6ha	10m	500m	100m
	<100kW	<0.5ha	5m	500m	25m
	Notes:				
		ly when the site ne of these zone		ground mount	ed solar power facility is
P0 9.4	DTS/DPF 9.4				

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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.	None are applicable.		
Hydropower / Pumper	d Hydropower Facilities		
P0 10.1	DTS/DPF 10.1		
Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	None are applicable.		
P0 10.2	DTS/DPF 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.	None are applicable.		
P0 10.3	DTS/DPF 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.	None are applicable.		
Water	Supply		
P0 11.1	DTS/DPF 11.1		
Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.		
P0 11.2	DTS/DPF 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.	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. 		
Wastewat	er Services		
P0 12.1	DTS/DPF 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:	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) it is wholly located and contained within the allotment of the development it will	(a) the system is wholly located and contained within the allotment of development it		
 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. 	 will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011. 		
P0 12.2	DTS/DPF 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.	Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.		
Temporar	y Facilities		
PO 13.1	DTS/DPF 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.	A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.		
P0 13.2	DTS/DPF 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.	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 an	d Design			
P0 1.1	DTS/DPF 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.	None are applicable.			
P0 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.			
P0 1.3	DTS/DPF 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.	None are applicable.			
P0 1.4	DTS/DPF 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.	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.			
P0 1.5	DTS/DPF 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.	Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.			
Wa	ste			
P0 2.1	DTS/DPF 2.1			
Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:	None are applicable.			
(a) avoid attracting and harbouring vermin				
(b) avoid polluting water resources				
(c) be located outside 1% AEP flood event areas.				
Soil and Wate	er Protection			
P0 3.1	DTS/DPF 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.	 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. 			
P0 3.2	DTS/DPF 3.2			
Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:	None are applicable.			
 (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. 				

Interface between Land Uses

Assessment Provisions (AP)

DO 1

Desired Outcome

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

Performance Outcome		tisfy Criteria / Designated rmance Feature
	Ise Compatibility	
P0 1.1	DTS/DPF 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.	None are applicable.	
P01.2	DTS/DPF 1.2	
Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	None are applicable.	
Hours of	Operation	
P0 2.1	DTS/DPF 2.1	
Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for	Development operating within the f	ollowing hours:
(a) the nature of the development	Class of Development	Hours of operation
 (a) the nature of the development (b) measures to mitigate off-site impacts 	Consulting room	7am to 9pm, Monday to Friday
(c) the extent to which the development is desired in the zone		
(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended		8am to 5pm, Saturday
use of that land.	Office	7am to 9pm, Monday to Friday
		8am to 5pm, Saturday
	Shop, other than any one or	7am to 9pm, Monday to Friday
	combination of the following:	van to spin, wonday to rinday
	(-)	8am to 5pm, Saturday and Sunday
	(a) restaurant (b) cellar door in the	
	Productive Rural	
	Landscape Zone, Rural	
	Zone or Rural Horticulture Zone	
Oversh	adowing	
P0 3.1	DTS/DPF 3.1	
Overshadowing of habitable room windows of adjacent residential land uses in:	-	rooms of adjacent residential land uses in a
a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight	neighbourhood-type zone receive a 3.00pm on 21 June.	t least 3 hours of direct sunlight between 9.00am and
b. other zones is managed to enable access to direct winter sunlight.	3.00pm on 21 June.	
P0 3.2	DTS/DPF 3.2	
Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:		direct sunlight between 9.00 am and 3.00 pm on 21 es in a neighbourhood-type zone in accordance with the
	following:	es in a heighbourhood type zone in accordance with the
a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight		
b. other zones is managed to enable access to direct winter sunlight.	a. for ground level private open spi. half the existing ground level open	
	or	
		el open space (with at least one of the area's
	dimensions measuring 2.5m)	n space, at least half of the existing ground level open
	space.	in space, at least than of the existing ground level open
P0 3.3	DTS/DPF 3.3	
Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:	None are applicable.	
(a) the form of development contemplated in the zone		
(b) the orientation of the solar energy facilities		

(c)	the extent to which the solar energy facilities are already overshadowed.					
P0 3.4		DTS/DPF 3.4				
Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.		None are applicable.				
	Activities Generatin	g Noise or Vibration				
PO 4.1		DTS/DPF 4.1				
	opment that emits noise (other than music) does not unreasonably impact the ity of sensitive receivers (or lawfully approved sensitive receivers).	Noise that affects sensitive receiver Policy criteria.	rs achieves the relevant Environment Protection (Nc	ise)		
P0 4.2		DTS/DPF 4.2				
outdo ameni prima	for the on-site manoeuvring of service and delivery vehicles, plant and equipment, or work spaces (and the like) are designed and sited to not unreasonably impact the ity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones rily intended to accommodate sensitive receivers due to noise and vibration by ing techniques including:	None are applicable.				
(a)	locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers					
(b) (c) (d)	when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers housing plant and equipment within an enclosed structure or acoustic enclosure providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.					
P0 4.3	plant and againment in the form of pumpe and/or filtration evotome for a quimming	DTS/DPF 4.3	poillon to a dwalling arouted on the same site is:			
pool c	plant and equipment in the form of pumps and/or filtration systems for a swimming or spa are positioned and/or housed to not cause unreasonable noise nuisance to ent sensitive receivers (or lawfully approved sensitive receivers).		ancillary to a dwelling erected on the same site is: c structure located at least 5m from the nearest an adjoining allotment			
		or (b) located at least 12m from t allotment.	he nearest habitable room located on an adjoining			
P0 4.4		DTS/DPF 4.4				
	nal noise into bedrooms is minimised by separating or shielding these rooms from e equipment areas and fixed noise sources located on the same or an adjoining nent.	Adjacent land is used for residentia	l purposes.			
PO 4.5		DTS/DPF 4.5				
are de	or areas associated with licensed premises (such as beer gardens or dining areas) signed and/or sited to not cause unreasonable noise impact on existing adjacent tive receivers (or lawfully approved sensitive receivers).	None are applicable.				
PO 4.6		DTS/DPF 4.6				
the bo	opment incorporating music achieves suitable acoustic amenity when measured at sundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or primarily intended to accommodate sensitive receivers.	Development incorporating music ir following noise levels:	ncludes noise attenuation measures that will achieve	e the		
		Assessment location	Music noise level			
		Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)			
	Air Q	uality				
PO 5.1		DTS/DPF 5.1				
incorp unrea	opment with the potential to emit harmful or nuisance-generating air pollution porates air pollution control measures to prevent harm to human health or sonably impact the amenity of sensitive receivers (or lawfully approved sensitive ters) within the locality and zones primarily intended to accommodate sensitive ters.	None are applicable.				
PO 5.2		DTS/DPF 5.2				
food o	opment that includes chimneys or exhaust flues (including cafes, restaurants and fast butlets) is designed to minimise nuisance or adverse health impacts to sensitive rers (or lawfully approved sensitive receivers) by:	None are applicable.				
(a) (b)	incorporating appropriate treatment technology before exhaust emissions are released locating and designing chimneys or exhaust flues to maximise the dispersion of					
()	exhaust emissions, taking into account the location of sensitive receivers.					

Light	Spill
P0 6.1	DTS/DPF 6.1
External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	None are applicable.
P0 6.2	DTS/DPF 6.2
External lighting is not hazardous to motorists and cyclists.	None are applicable.
Solar Reflec	tivity / Glare
P0 7.1	DTS/DPF 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.	None are applicable.
Electrical II	nterference
P0 8.1	DTS/DPF 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.	The building or structure: (a) is no greater than 10m in height, measured from existing ground level
	 (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
P0 9.1	DTS/DPF 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.	None are applicable.
P0 9.2	DTS/DPF 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.	None are applicable.
PO 9.3	DTS/DPF 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.	Sensitive receivers are located at least 200m from the boundary of a site used for land- based aquaculture and associated components in other ownership.
P0 9.4	DTS/DPF 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.	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	DTS/DPF 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.	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 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 exceed 100 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.
P0 9.6	DTS/DPF 9.6
	None are applicable.
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.	

Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	None are applicable.
Interface with Mines and Qua	rries (Rural and Remote Areas)
P0 10.1	DTS/DPF 10.1
Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	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	Land division:	
	 (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk. 	

Performance Outcome

Deemed-to-Satisfy Criteria / Designated Performance Feature

All land division	
Allotment configuration	
P0 1.1	DTS/DPF 1.1
Land division creates allotments suitable for their intended use.	 Division of land satisfies (a) or (b): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act</i> 1993 or <i>Planning, Development and Infrastructure Act</i> 2016 where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
P0 1.2	DTS/DPF 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.	None are applicable.

Design a	nd Layout
P0 2.1	DTS/DPF 2.1
Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	None are applicable.
P0 2.2	DTS/DPF 2.2
Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	None are applicable.
P0 2.3	DTS/DPF 2.3
Land division maximises the number of allotments that face public open space and public streets.	None are applicable.
P0 2.4	DTS/DPF 2.4
Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	None are applicable.
P0 2.5	DTS/DPF 2.5
Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	None are applicable.
P0 2.6	DTS/DPF 2.6
Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	None are applicable.

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P02.7	DTS/DPF 2.7
Land division results in legible street patterns connected to the surrounding street network.	None are applicable.
P02.8	DTS/DPF 2.8
Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	None are applicable.
Roads ar	nd Access
P0 3.1	DTS/DPF 3.1
Land division provides allotments with access to an all-weather public road.	None are applicable.
P0 3.2	DTS/DPF 3.2
Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	None are applicable.
P0 3.3	DTS/DPF 3.3
Land division does not impede access to publicly owned open space and/or recreation facilities.	None are applicable.
P0 3.4	DTS/DPF 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.	None are applicable.
P0 3.5	DTS/DPF 3.5
Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	None are applicable.
P0 3.6	DTS/DPF 3.6
Road reserves accommodate stormwater drainage and public utilities.	None are applicable.
P0 3.7	DTS/DPF 3.7
Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	None are applicable.
PO 3.8	DTS/DPF 3.8
Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	None are applicable.
P0 3.9	DTS/DPF 3.9
Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	None are applicable.
P0 3.10	DTS/DPF 3.10
Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	None are applicable.
P0 3.11	DTS/DPF 3.11
Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	None are applicable.
Infrast	ructure
P0 4.1	DTS/DPF 4.1
Land division incorporates public utility services within road reserves or dedicated easements.	None are applicable.
P0 4.2	DTS/DPF 4.2
Waste water, sewage and other effluent is capable of being disposed of from each	Each allotment can be connected to:
allotment without risk to public health or the environment.	 (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.
P0 4.3	DTS/DPF 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.	Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.

Policy24 - Enquiry	
P0 4.4	DTS/DPF 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.	None are applicable.
P0 4.5	DTS/DPF 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.	None are applicable.
P0 4.6	DTS/DPF 4.6
Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	None are applicable.
Minor Land Division	(Under 20 Allotments)
Open	Space
P0 5.1	DTS/DPF 5.1
Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	None are applicable.
Solar O	ientation
P0 6.1	DTS/DPF 6.1
Land division for residential purposes facilitates solar access through allotment orientation.	None are applicable.
Water Sen	sitive Design
P07.1	DTS/DPF 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.	None are applicable.
P07.2	DTS/DPF 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.	None are applicable.
- Battle-Axe	Development
P0 8.1	DTS/DPF 8.1
Battle-axe development appropriately responds to the existing neighbourhood context.	Allotments are not in the form of a battle-axe arrangement.
P08.2 Battle-axe development designed to allow safe and convenient movement.	 bis/dP+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.
P0 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 Divisir	n (20+ Allotments)
Open	Space
P0 9.1	DTS/DPF 9.1
Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	None are applicable.
P0 9.2	DTS/DPF 9.2
Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	None are applicable.
PO 9.3	DTS/DPF 9.3
Land allocated for active recreation has dimensions capable of accommodating a range of	None are applicable.

active recreational activities.		
Water Sens	sitive Design	
P0 10.1	DTS/DPF 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.	None are applicable.	
P0 10.2	DTS/DPF 10.2	
Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.	
P0 10.3	DTS/DPF 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.	None are applicable.	
Solar Orientation		
P0 11.1	DTS/DPF 11.1	
Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	None are applicable.	

Marinas and On-Water Structures

Assessment Provisions (AP)

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigati	on and Safety
P0 1.1	DTS/DPF 1.1
Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	None are applicable.
P0 1.2	DTS/DPF 1.2
The operation of wharves is not impaired by marinas and on-water structures.	None are applicable.
P0 1.3	DTS/DPF 1.3
Navigation and access channels are not impaired by marinas and on-water structures.	None are applicable.
P0 1.4	DTS/DPF 1.4
Commercial shipping lanes are not impaired by marinas and on-water structures.	Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
P0 1.5	DTS/DPF 1.5
Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	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.
P0 1.6	DTS/DPF 1.6
Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	None are applicable.
Environm	ental Protection

P0 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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use a	Ind Intensity
P0 1.1	DTS/DPF 1.1
Recreation facilities are compatible with surrounding land uses and activities.	None are applicable.
P0 1.2	DTS/DPF 1.2
Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	None are applicable.
Design a	and Siting
P02.1	DTS/DPF 2.1
Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	None are applicable.
P0 2.2	DTS/DPF 2.2
Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	None are applicable.
P0 2.3	DTS/DPF 2.3
Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	None are applicable.
Pedestrians	and Cyclists
P0 3.1	DTS/DPF 3.1
Open space incorporates:	None are applicable.
 (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) it is the unit. 	
(c) easily identified access points.	
Usa	bility
P0 4.1	DTS/DPF 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.	None are applicable.
· · · · · · · · · · · · · · · · · · ·	id Security
P0 5.1	DTS/DPF 5.1
Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	None are applicable.
P0 5.2	DTS/DPF 5.2
Play equipment is located to maximise opportunities for passive surveillance.	None are applicable.
P0 5.3	DTS/DPF 5.3
Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	None are applicable.
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Policy24 - Enquiry		
P0 5.4	DTS/DPF 5.4	
Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	None are applicable.	
P0 5.5	DTS/DPF 5.5	
Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	None are applicable.	
P0 5.6	DTS/DPF 5.6	
Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	None are applicable.	
Sig	nage	
P0 6.1	DTS/DPF 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.	None are applicable.	
Buildings a	nd Structures	
P07.1	DTS/DPF 7.1	
Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	None are applicable.	
P07.2	DTS/DPF 7.2	
Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	None are applicable.	
P0 7.3	DTS/DPF 7.3	
Development in open space is constructed to minimise the extent of impervious surfaces.	None are applicable.	
P0 7.4	DTS/DPF 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.	None are applicable.	
Lands	caping	
P0 8.1	DTS/DPF 8.1	
Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	None are applicable.	
P0 8.2	DTS/DPF 8.2	
Landscaping in open space and recreation facilities provides shade and windbreaks:	None are applicable.	
 (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas. 		
P0 8.3	DTS/DPF 8.3	
Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	None are applicable.	
P0 8.4	DTS/DPF 8.4	
Landscaping including trees and other vegetation passively watered with local rainfall run- off, where practicable.	None are applicable.	

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome		
D01	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.	
	Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1		DTS/DPF 1.1
	ntial development outside Activity Centres of a scale and type that does not le role of Activity Centres:	None are applicable.
(a) as	primary locations for shopping, administrative, cultural, entertainment and	

(b) (c)	community services as a focus for regular social and business gatherings in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	
P0 1.2		DTS/DPF 1.2
	activity centre non-residential development complements Activity Centres through vision of services and facilities:	None are applicable.
(a)	that support the needs of local residents and workers, particularly in underserviced locations	
(b)	at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	

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	
P0 1.1	DTS/DPF 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.	None are applicable.	
P0 1.2	DTS/DPF 1.2	
Resource extraction activities avoid damage to cultural sites or artefacts.	None are applicable.	
Water Quality		
P02.1	DTS/DPF 2.1	
Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	None are applicable.	
Separation Treatments, Buffers and Landscaping		
P0 3.1	DTS/DPF 3.1	
Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	None are applicable.	
P0 3.2	DTS/DPF 3.2	
Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	None are applicable.	

Site Contamination

Assessment Provisions (AP)

Desired Outcome

D0 1 Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

Performance Outcome

Deemed-to-Satisfy Criteria / Designated

	Performance Feature
P0 1.1	DTS/DPF 1.1
Ensure land is suitable for use when land use changes to a more sensitive use.	Development satisfies (a), (b), (c) or (d):
	(a) does not involve a change in the use of land
	(b) involves a change in the use of land that does not constitute a change to a more sensitive use
	(c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form)
	(d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:
	 a site contamination audit report has been prepared under Part 10A of the Environment Protection Act 1993 in relation to the land within the previous 5 years which states that-
	A. site contamination does not exist (or no longer exists) at the land
	or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)
	or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)
	and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Ger	eral
P0 1.1	DTS/DPF 1.1
Tourism development complements and contributes to local, natural, cultural or historical context where:	None are applicable.
 (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. 	
P0 1.2	DTS/DPF 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.	None are applicable.
Caravan and	Tourist Parks
P0 2.1	DTS/DPF 2.1
Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	None are applicable.
P0 2.2	DTS/DPF 2.2
Occupants are provided privacy and amenity through landscaping and fencing.	None are applicable.
P023	DTS/DPF 2.3

12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
DTS/DPF 2.4
None are applicable.
DTS/DPF 2.5
None are applicable.
DTS/DPF 2.6
None are applicable.
under the National Parks and Wildlife Act 1972
DTS/DPF 3.1
None are applicable.
DTS/DPF 3.2
None are applicable.
DTS/DPF 3.3
None are applicable.
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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Moveme	nt Systems
P0 1.1	DTS/DPF 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.	None are applicable.
P0 1.2	DTS/DPF 1.2
Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	None are applicable.
P0 1.3	DTS/DPF 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.	None are applicable.

Policy24 - Enquiry	
P0 1.4	DTS/DPF 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.	All vehicle manoeuvring occurs onsite.
Sigt	I tlines
P02.1	DTS/DPF 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.	None are applicable.
P0 2.2	DTS/DPF 2.2
Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	None are applicable.
Vehicle	Access
P0 3.1	DTS/DPF 3.1
Safe and convenient access minimises impact or interruption on the operation of public roads.	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.
P032	DTS/DPF 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.	None are applicable.
P0 3.3	DTS/DPF 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.	None are applicable.
P0 3.4	DTS/DPF 3.4
Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	None are applicable.
P0 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.
P0 3.6	DTS/DPF 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).	 brown so 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.
P0 3.7	DTS/DPF 3.7
Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	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.
P0.28	
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed	DTS/DPF 3.8 None are applicable.

to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	
P0 3.9	DTS/DPF 3.9
Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	None are applicable.
Access for Peop	le with Disabilities
PO 4.1	DTS/DPF 4.1
Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	None are applicable.
Vehicle Pa	rking Rates
PO 5.1	DTS/DPF 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:	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
(a) availability of on-street car parking	Requirements
(b) shared use of other parking areas	(b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements
(c) in relation to a mixed-use development, where the hours of operation of	in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the
commercial activities complement the residential use of the site, the provision of vehicle parking may be shared	(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
(d) the adaptive reuse of a State or Local Heritage Place.	contribution to the fund.
Vehicle Pa	rking Areas
P0 6.1	DTS/DPF 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.	Movement between vehicle parking areas within the site can occur without the need to use a public road.
P0 6.2	DTS/DPF 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.	None are applicable.
P0 6.3	DTS/DPF 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.	None are applicable.
P0 6.4	DTS/DPF 6.4
Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	None are applicable.
P0 6.5	DTS/DPF 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.	None are applicable.
PO 6.6	DTS/DPF 6.6
Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	Loading areas and designated parking spaces are wholly located within the site.
P0 6.7	DTS/DPF 6.7
On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	None are applicable.
Undercroft and Below Ground G	Saraging and Parking of Vehicles
P0 7.1	DTS/DPF 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.	None are applicable.
Internal Roads and Parking Areas in Resid	ential Parks and Caravan and Tourist Parks
P0 8.1	DTS/DPF 8.1
Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	None are applicable.
P0 8.2	DTS/DPF 8.2
Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	None are applicable.

Bicycle Parking in Designated Areas		
P0 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.	
P0 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: Corner Cut-Off Area 	

Table 1 - General Off-Street Car Parking Requirements

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)	
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.	
Residential Development		
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.	
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.	
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
Row Dwelling where vehicle access is not from the primary street	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
(i.e. rear-loaded)	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
_	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.	
Aged / Supported Accommodation		
Retirement village	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.	

	0.2 spaces per dwelling for visitor parking.	
Supported accommodation	0.3 spaces per bed.	
Residential Development (Other)		
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.	
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.	
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.	
	0.2 spaces per dwelling for visitor parking.	
Student accommodation	0.3 spaces per bed.	
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.	
Tourist		
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.	
	Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.	
	A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.	
Tourist accommodation	1 car parking space per accommodation unit / guest room.	
Commercial Uses		
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.	
Automotive collision repair	3 spaces per service bay.	
Call centre	8 spaces per 100m ² of gross leasable floor area.	
Motor repair station	3 spaces per service bay.	
Office	4 spaces per 100m ² of gross leasable floor area.	
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.	
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area	
	1 space per 100m ² of outdoor area used for display purposes.	
Shop (no commercial kitchen)	5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.	
	5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.	
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.	
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.	
	Premises with take-away service but with no seats - 12 spaces per 100m ² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.	
	Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.	
Community and Civic Uses		
Childcare centre	0.25 spaces per child	
Library	4 spaces per 100m ² of total floor area.	

Community facility	10 spaces per 100m ² of total floor area.	
Hall / meeting hall	0.2 spaces per seat.	
Place of worship	1 space for every 3 visitor seats.	
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)	
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.	
	For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.	
	For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.	
Health Related Uses		
Hospital	4.5 spaces per bed for a public hospital.	
	1.5 spaces per bed for a private hospital.	
Consulting room	4 spaces per consulting room excluding ancillary facilities.	
Recreational and Entertainment Uses		
Cinema complex	0.2 spaces per seat.	
Concert hall / theatre	0.2 spaces per seat.	
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.	
Indoor recreation facility	6.5 spaces per 100m ² of total floor area for a Fitness Centre	
	4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities.	
Industry/Employment Uses		
Fuel depot	1.5 spaces per 100m ² total floor area	
	1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.	
Industry	1.5 spaces per $100m^2$ of total floor area.	
Store	0.5 spaces per 100m ² of total floor area.	
Timber yard	1.5 spaces per 100m ² of total floor area	
	1 space per 100m ² of outdoor area used for display purposes.	
Warehouse	0.5 spaces per 100m ² total floor area.	
Other Uses		
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.	
Radio or Television Station	5 spaces per 100m ² of total building floor area.	

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

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

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

Class of Development	nent Car Parking Rate		Designated Areas
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 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
Non-residential development	1	1	1
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone

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

Table 2 - Criteria:

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

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

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

Table 3 - Off-Street Bicycle Parking Requirements

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

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

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	dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	
Designated Area	Relevant part of the State
	The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone	Metropolitan Adelaide
Strategic Innovation Zone	
Suburban Activity Centre Zone	
Suburban Business Zone	
Suburban Main Street Zone	
Urban Activity Centre Zone	
Urban Corridor (Boulevard) Zone	
Urban Corridor (Business) Zone	
Urban Corridor (Living) Zone	
Urban Corridor (Main Street) Zone	
Urban Neighbourhood Zone	

Waste Treatment and Management Facilities

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Si	ing
P0 1.1	DTS/DPF 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.	None are applicable.
Soil and Wa	ter Protection
P02.1	DTS/DPF 2.1
Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as:	None are applicable.
 (a) containing potential groundwater and surface water contaminants within waste operations areas 	
 (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas 	

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(c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	
P0 2.2	DTS/DPF 2.2
Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	Wastewater lagoons are set back 50m or more from watercourse banks.
P0 2.3	DTS/DPF 2.3
Wastewater lagoons are designed and sited to:	None are applicable.
(a) avoid intersecting underground waters;	
 (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; 	
(d) include a liner designed to prevent leakage.	
P0 2.4	DTS/DPF 2.4
Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	Waste operations areas are set back 100m or more from watercourse banks.
Am	enity
P0 3.1	DTS/DPF 3.1
Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	None are applicable.
P0 3.2	DTS/DPF 3.2
Access routes to waste treatment and management facilities via residential streets is avoided.	None are applicable.
P0 3.3	DTS/DPF 3.3
Litter control measures minimise the incidence of windblown litter.	None are applicable.
P0 3.4	DTS/DPF 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.	None are applicable.
Ac	cess
P0 4.1	DTS/DPF 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.	None are applicable.
P0 4.2	DTS/DPF 4.2
Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	None are applicable.
Fencing a	nd Security
P0 5.1	DTS/DPF 5.1
Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	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.
Lai	hdfill
P0 6.1	DTS/DPF 6.1
Landfill gas emissions are managed in an environmentally acceptable manner.	None are applicable.
P0 6.2	DTS/DPF 6.2
Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
P0 6.3	DTS/DPF 6.3
Landfill facilities are located on land that is not subject to land slip.	None are applicable.
PO 6.4	DTS/DPF 6.4
Landfill facilities are separated from areas subject to flooding.	Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Pr	ocessing Facilities
P0 7.1	DTS/DPF 7.1
Organic waste processing facilities are separated from the coast to avoid potential environment harm.	Organic waste processing facilities are set back 500m or more from the coastal high water mark.
P0 7.2	DTS/DPF 7.2

Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	None are applicable.
P0 7.3	DTS/DPF 7.3
Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
P0 7.4	DTS/DPF 7.4
Organic waste processing facilities are located on land that is not subject to land slip.	None are applicable.
P0 7.5	DTS/DPF 7.5
Organic waste processing facilities separated from areas subject to flooding.	Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
P0 8.1	DTS/DPF 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.	None are applicable.
P08.2	DTS/DPF 8.2
Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

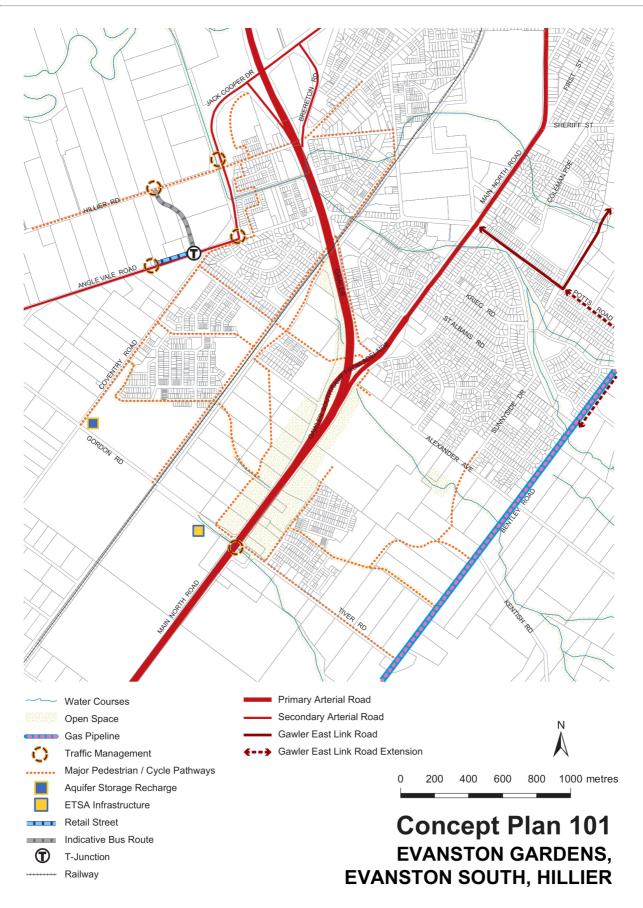
		Desired Outcome
I	DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
P0 1.1	DTS/DPF 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.	None are applicable.
P0 1.2	DTS/DPF 1.2
Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	None are applicable.
P0 1.3	DTS/DPF 1.3
Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	None are applicable.
P0 1.4	DTS/DPF 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.	None are applicable.

Part 12 - Concept Plans

Gawler

Concept Plan 101 Evanston Gardens, Evanston South, Hillier



Concept Plan 100 Gawler East

