Council Assessment Panel
Agenda & Reports

18 May 2026

Our Vision

A City which values its heritage, cultural diversity, sense of place and natural environment.

A progressive City which is prosperous, sustainable and socially cohesive, with a strong community spirit.

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

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City of Norwood Payneham & St Peters

13 May 2026

To all Members of the Council Assessment Panel:

- Mr Stephen Smith (Presiding Member)
- Mr Julian Rutt
- Cr Sandy Wilkinson
- Mr Paul Mickan (Deputy Member)
- Mr Mark Adcock
- Cr Kester Moorhouse (Deputy Member)

NOTICE OF MEETING

I wish to advise that pursuant to Clause 1.5 of the Meeting Procedures, the next Ordinary Meeting of the Norwood Payneham & St Peters Council Assessment Panel, will be held in the Council Chambers, Norwood Town Hall, 175 The Parade, Norwood, on:

Monday 18 May 2026, commencing at 6.30pm.

Please advise Tala Aslat on 8366 4530 or email taslat@npsp.sa.gov.au if you are unable to attend this meeting or will be late.

Yours faithfully



Geoff Parsons
ASSESSMENT MANAGER

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VENUE Council Chambers, Norwood Town Hall

HOUR 6:30PM

PRESENT

Panel Members
Mr Mark Adcock
Mr Paul Mickan
Mr Julian Rutt
Cr Sandy Wilkinson

Staff
Geoff Parsons – Assessment Manager
Kieran Fairbrother - Senior Urban Planner
Ned Feary – Senior Urban Planner
Callum Hastie - Urban Planner
Tala Aslat – Administration Officer

APOLOGIES Mr Stephen Smith

ABSENT

1. COMMENCEMENT AND WELCOME

2. APOLOGIES

3. CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT PANEL HELD ON 20 APRIL 2026

4. DECLARATION OF INTERESTS

5. DEVELOPMENT APPLICATIONS – PDI ACT

5.1 DEVELOPMENT NUMBER – ID 26002653 - FLAGSHIP DISTILLERY - 113 RUNDLE STREET KENT TOWN SA 5067

DEVELOPMENT NO.:	26002653
APPLICANT:	Flagship Distillery
ADDRESS:	113 RUNDLE ST KENT TOWN SA 5067
NATURE OF DEVELOPMENT:	Change of use from a warehouse and shop to distillery and bar
ZONING INFORMATION:	**Zones:** • Urban Corridor (Main Street) **Overlays:** • Airport Building Heights (Regulated) • Affordable Housing • Design • Future Road Widening • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Urban Transport Routes **Technical Numeric Variations (TNVs):** • Maximum Building Height (Metres) (Maximum building height is 18.5m) • Minimum Building Height (Levels) (Minimum building height is 3 levels) • Maximum Building Height (Levels) (Maximum building height is 5 levels) • Minimum Primary Street Setback (Minimum primary street setback is 0m) • Interface Height (Development should be constructed within a building envelope provided by a 30 degree plane, measured 3m above natural ground at the boundary of an allotment)
LODGEMENT DATE:	6 Feb 2026
RELEVANT AUTHORITY:	Assessment Panel at City of Norwood Payneham & St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2026.2 29/01/2026
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Kieran Fairbrother, Senior Urban Planner
REFERRALS STATUTORY:	Commissioner of Highways
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

APPENDIX 1:	**Relevant P&D Code Policies**	**ATTACHMENT 5:**	**Representations**
ATTACHMENT 1:	**Application Documents**	**ATTACHMENT 6:**	**Response to Representations**
ATTACHMENT 2:	**Subject Land Map**	**ATTACHMENT 7:**	**Prescribed Body Responses**
ATTACHMENT 3:	**Zoning Map**	**ATTACHMENT 8:**	**Applicant's Responses**
ATTACHMENT 4:	**Representation Map**		

DETAILED DESCRIPTION OF PROPOSAL:

The previous approved use of the subject tenancy was as a warehouse with an ancillary shop component. This proposal seeks to change that to a distillery and associated bar (cellar door), with works limited to the internal area of the building. No change to the exterior form, including access points and the front car park is proposed.

The production area associated with the distillery is located in the rear portion of the building and occupies a majority of the floor plan, with the front area closest to Rundle St being used predominantly as the bar, retails sales and delivery area.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 113 RUNDLE ST KENT TOWN SA 5067

Title ref.: CT 5085/54	**Plan Parcel:** D28982 AL301	**Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

The site is comprised of a large warehouse-style building containing several tenancies, that is constructed to the rear and both side boundaries. A hard-surfaced car parking area is located in the front setback area and there is nil vegetation on the land. The subject tenancy has a floor area of 417m^2, and three (3) car parking spaces allocated to it.

Locality

The locality is characterised by a mix of commercial (consulting rooms, offices, vets, licensed premises), light industrial (warehousing) and residential land uses; which is reflected by the mixed zoning shown in **Attachment 3**. Buildings generally range in height from single-storey to two-storey and display a mix of architectural styles, ranging from historic heritage-listed places to more contemporary residential and commercial designs.

Rundle Street is a State-maintained road that accommodates just under 7000 vehicle trips per day at the northeastern end. The demand for on-street parking in this location is high, and the locality generally enjoys a decent level of amenity.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Distillery: Code Assessed - Performance Assessed
  Shop: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

- **REASON**

The proposed distillery use would only be exempt from notification if the development site is not within 60m of a residential land use in a neighbourhood-type zone, which is not the case.

- **LIST OF REPRESENTATIONS**

Surname	First Name	Address	Position	Wishes to be heard?
Burge	Grant		Support, with concerns	No
Zhu	Grace		Support, with concerns	No
Rundle Street Community Inc			Support, with concerns	Yes
Community Corporation 20010			Support, with concerns	Yes
Baker	Patrick		Opposed	No
Kong	X		Opposed	No

- **SUMMARY**

The Panel should note the following:

- The representations submitted for Representors 4 and 6 are exactly the same submission;
- Representors 3 and 4 are to be represented by the same person, David Baker, at the Panel meeting;
- Some of the comments made by Representors 3, 4 and 6 relate to Council strategies that are not applicable or relevant to the assessment of a development application (and cannot be taken into account).

The concerns raised by the six representors, insofar as they are valid planning considerations, can be summarised as follows (and read in full in **Attachment 5**):

- Potential amenity impacts from late hours of operation and live music;
- Amenity impacts from activities in the loading area located adjacent to dwellings;
- Amenity impacts from increased traffic movements;
- Noise impacts from distillery activities;
- Pedestrian safety concerns, especially with vehicles reversing across footpaths;
- The lack of on-street parking available nearby;
- Hazards posed by the storage of chemicals and flammable substances on site;

- **APPLICANT RESPONSE**

The Applicant's response to representations is contained in **Attachment 6**, but can be summarised as follows:

- The land uses proposed are compatible with the outcomes sought by the Urban Corridor (Main Street) Zone;
- The level of amenity expected by residential uses within this Zone need to be considered in the context of the desired outcomes of the Zone, and the presence of dwellings should not unnecessarily restrict development in the Zone;
- Live music played within the premises shall be acoustic in nature (and they are willing to accept a condition to this effect);
- Any background music played through speakers will not exceed background noise levels in Rundle St (and they are willing to accept a condition to this effect);
- Hours of operations for the various components of the business were clarified;
- Appropriate hazard management procedures will be implemented by the business (notwithstanding this is not a planning matter);
- Commercial vehicle movements to the site will be similar (if not fewer) than the existing warehouse generates, and the loading / unloading of vehicles will occur on-site;
- Overall, the impacts generated by the proposed use are not unreasonable in the context of the zoning applicable.

AGENCY REFERRALS

- Commissioner of Highways (Urban Transport Routes Overlay)

The Commissioner of Highways has no objection to the proposal.

PLANNING ASSESSMENT

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

Question of Seriously at Variance

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2026.2, dated 29/01/2026), the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code because the Urban Corridor (Main Street) Zone envisages a variety of land uses that add to the vibrancy of the area, and the proposed land use falls within this scope, and the impacts of the use are not considered to be unreasonable.

Land Use

Desired Outcome 1 of the Urban Corridor (Main Street) Zone states:

> *A safe, walkable and vibrant shopping, entertainment and commercial main street precinct with an active day and evening economy supported by medium density residential development.*

Desired Outcomes are not policies in their own right, but they do set the 'agenda' for the Zone and provide the context in which the Zone's Performance Outcomes should be interpreted and applied. To that end,

Desired Outcome 1 makes it clear the Urban Corridor (Main Street) Zone's primary purpose is to accommodate commercial uses that contribute to a vibrant main street during both day and evening hours. Residential development within the Zone should be subordinate to the commercial uses, but of sufficient density to help support those uses. This is relevant when considering the suitability of the proposed land use and the level of amenity to be expected by adjacent residential uses.

Performance Outcome 1.1 of the Urban Corridor (Main Street) Zone states:

> *A vibrant mix of land uses adding to the vitality of the area and extending activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.*

The corresponding Designated Performance Features lists a variety of land uses envisaged within the Zone which include, most notably, hotel, licensed premises, and shop.

Performance Outcome 1.2 of the Urban Corridor (Main Street) Zone states:

> *Retail, office, entertainment and recreation related uses that provide a range of goods and services to the local community and the surrounding district.*

Performance Outcome 1.3 of the Urban Corridor (Main Street) Zone states:

> *Ground floor uses contribute to a safe, active and vibrant main street.*

Performance Outcome 1.6 of the Urban Corridor (Main Street) Zone states:

> *Land uses promote movement and activity during daylight and evening hours, including restaurants, education, health, community and cultural facilities, and visitor and residential accommodation.*

Performance Outcome 1.7 of the Urban Corridor (Main Street) Zone states:

> *Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres.*

The proposed distillery land use does not contribute to a vibrant main street as envisaged by these Performance Outcomes, but it does not derogate from these provisions any more than the existing warehouse use does.

More importantly, though, the bar (cellar door) component of the proposed development, which is connected to and integrated with the distillery component, *will* contribute to these outcomes. The bar is proposed to operate between 10am to 10pm, 7 days a week, and with a maximum patronage of 80 persons. Like other, similar land uses in the area (e.g. Kent Town Hotel and Reform Distilling), the premises will provide a range of goods and services to the local community during both daylight and evening hours, adding vitality to the area – consistent with the above Performance Outcomes. The fact that hotel and licensed premises are both included in the list of envisaged uses in DPF 1.1 of the Zone indicates support for such uses in the Zone.

Interface (Amenity) Impacts

While the proposed land uses may be appropriate in the Zone, it nevertheless remains important that any external impacts from these uses are maintained at a reasonable level; particularly with the existence of numerous sensitive receivers (dwellings) within the locality. This does, however, need to be considered in

the context of the Desired Outcome of the Zone, and the existence of residential land uses should not preclude what would otherwise be appropriate development within the Zone from occurring. That is to say, the level of amenity that existing dwellings may expect is to be ascertained by reference to the nature of development envisaged within the Zone; not necessarily by reference to any existing amenity levels.

The key sources of potential amenity impacts are considered to be:

- Noise from service vehicles (loading / unloading) associated with the distillery; and
- Noise from patrons and music associated with the bar.

The industrial processes proposed for the premises do not include fermentation or the production of pure ethanol – it is limited to distillation – which does not generate any odours that could be considered to cause any impacts to neighbouring properties.

To that end, the following policies are considered relevant.

Performance Outcome 2.1 of the Interface Between Land Uses module states:

> *Non-residential development does not unreasonably impact the amenity of sensitive receivers… through its hours of operation having regard to:*
>
> *(a) The nature of the development*
> *(b) Measures to mitigate off-site impacts*
> *(c) The extent to which the development is desired in the zone*
> *(d) Measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonable compromising the intended use of that land.*

The hours of operation proposed for this development are as follows:

- Distillery – Monday to Friday, 8:00am to 6:00pm
- Bar (Cellar Door) – 7 days a week, 10:00am to 10:00pm

The Applicant has indicated a potential for some distillery activities outside of these hours, and this is considered reasonable given the zoning applicable to the site. Accordingly, a condition of consent has been recommended that mirrors the proposed hours of operation above, but with the distillery being able to operate on Saturdays also, if required.

For the reasons detailed in the assessment below, the proposed hours of operation are considered to be appropriate.

Performance Outcome 1.2 of the Interface Between Land Uses module states:

> *Development adjacent to a site containing a sensitive receiver… is designed to minimise adverse impacts.*

Performance Outcome 4.1 of the Interface Between Land Uses module states:

> *Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers…*

Performance Outcome 4.6 of the Interface Between Land Uses module states:

Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver…

This application does not propose any changes to the structural or acoustic condition of the subject building, which is a concern raised by a couple of representors. Therefore, satisfaction of the above Performance Outcomes inherently requires the Applicant to demonstrate that, despite this, any noise emitted from the premises is reasonably anticipated and appropriate in the context of the Zone.

The application proposes the following features of the bar component that may contribute to noise emissions:

- Noise from up to 80 patrons within the premises, as late as 10pm;
- Noise from live music;
- Noise from background music (broadcast over speakers).

Accordingly, and in light of a representation received during public notification, a Request for Information was issued to the Applicant on 27 February requesting an acoustic report to be provided. This request was later withdrawn, and the correspondence that led to this is contained within **Attachment 8**. In short, the Applicant was amenable to the following conditions being imposed on the development, to avoid an acoustic report needing to be provided:

1. *That any live music played within the premises shall be of an acoustic nature only.*

2. *That any background music played through speakers within the premises shall not exceed existing background noise levels within Rundle Street directly in front of the site.*

Since those discussions, the second condition has been amended slightly to include limiting the volume of acoustic live music to the same standard (to avoid any ambiguity). By adhering to these conditions, any music from the proposed development is not expected to produce any unreasonable noise emissions that could be considered to detrimentally affect the amenity of nearby sensitive receivers.

With respect to patron noise, cellar doors are not typically loud premises and with background music levels limited, the noise from patrons is not anticipated to be so loud as to unreasonably affect the amenity of nearby sensitive receivers. Furthermore, the Zone anticipates land uses that contribute to a *vibrant* main street during the evening hours, and so some level of patronage noise is to be expected.

It is finally worth noting that the following lawful licensed premises exist nearby:

- Reform Distilling – located 25m east of the site, fronting Little Rundle Street, which has:
    - A patron capacity of 100 persons; and
    - Approved operating hours until 9pm, Sunday to Thursday, and until 1am on Friday and Saturdays.
- Kent Town Hotel – located 150m southwest of the site, on the corner of Rundle Street and College Rd, which has:
    - A patron capacity of 540 persons, both inside and outside the premises.
    - licensed hours until midnight, Sunday to Wednesday, and until 2am on Thursday to Saturday.

When considered in the context of the types of land uses anticipated within the Urban Corridor (Main Street) Zone, the context of existing businesses in the area that contribute to a vibrant commercial precinct during evening and night time hours, and the conditions of consent that the applicant is amenable to being imposed, the proposed development is considered to satisfy the abovementioned Performance Outcomes with respect to noise emissions from patrons and music.

With respect to noise from deliveries, the distillery is proposed to operate between 8am and 6pm, with inbound deliveries likely to occur during standard business hours of 9am to 5pm, and between two and five times a week. Some outbound deliveries will occur, and these are proposed to occur within the same span of hours.

The locality is characterised by a mix of land uses which includes commercial uses that operate within these hours. Further, the subject building has been approved for use as a warehouse since at least 1996 and these types of service vehicle movements are consistent with existing use rights. The proposed development does not seek to increase the number of such movements to an unreasonable extent, nor undertake them at unreasonable hours of the day. Consequently, any noise arising from the loading / unloading of vehicles on the subject land is considered to be the continuation of an existing activity to some extent, and reasonable in the circumstances irrespective.

Accordingly, any noise emissions produced by the development are considered to be reasonably anticipated in the context of the Zone and locality and are not considered to be of such a level that they will have a detrimental effect on surrounding residential amenity so as to warrant refusal of this application.

Traffic Impact, Access and Parking

The proposed development does not seek to make any amendments to access arrangements or parking layout within the site. Existing access arrangements are considered non-compliant, because they require visitors to reverse over the footpath. However, the applicant cannot be expected to rectify this, given they are not altering any of the access arrangements. Notwithstanding, the minimal setback area provided to the building is not large enough to provide a compliant car park and so, as with many properties in Kent Town, the existing car park suffices to remain.

With respect to car parking, Performance Outcome 5.1 of the Transport, Access and Parking module states:

> *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…*

The corresponding Designated Performance Feature suggests that satisfaction of the rates in Table 1 or Table 2 of the module (as applicable) will generally satisfy this Performance Outcome. This is the generally adopted approach in planning assessments, unless special circumstances apply. No such circumstances are considered to apply in this instance. The subject land is located within a designated area for the purposes of car parking and accordingly Table 2 of this module prescribes the applicable car parking rate.

To this end, Table 2 prescribes a rate of 3 spaces per 100m^2 of gross leasable floor area for all non-residential development except tourist accommodation. It is well-established in planning law that any existing car parking shortfall can be carried over to any new land use where the total floor area to be used is not being altered.[1] This principle is directly applicable to this application because the total floor area of the subject building is not changing because of the development. Accordingly, because the same car parking rate is prescribed to the existing warehouse and shop use as it is to the proposed distillery and bar use, the existing shortfall on site is the same shortfall that would exist in respect of the proposed use, and therefore the existing number of on-site car parks are considered sufficient for the proposed use. Thus, Performance Outcome 5.1 (above) is satisfied.
The representors' concerns with respect to additional vehicle movements arising from this use is noted and appreciated, but the Planning & Design Code has not been designed to require an empirical assessment for

[1] *Stamopoulos Pty Ltd v City of Holdfast Bay* [2004] SAERDC 45 at [23]; *Carrabs Nominees Pty Ltd & Ors v City of Burnside* [2003] SAERDC 116 at [31]-[34].

car parking where a development complies with the rates prescribed in Table 2 of the Transport, Access and Parking module.[2]

Waste Management

Performance Outcome 11.1 of the Design in Urban Areas module states:

> *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 for collection.*

Performance Outcome 43.1 of the Design in Urban Areas module states:

> *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) 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.*

The floor plan provided shows dedicated waste storage areas within the building, and the separation of different waste types, consistent with these Performance Outcome. Waste is proposed to be stored along the eastern side of the building, in close proximity to a walkway provided between the bar area and the toilets/staff amenities. It is not clear from the plans or the descriptions provided by the applicant whether the waste is intended to be bunded to prevent splash-out or over-spray, and while it is likely that this will be implemented, a condition of consent has been recommended to ensure it is done and visitors to the site are protected from potential hazards (insofar as the prevention of such hazards has a planning purposes).

The Applicant is aware of their responsibility to obtain a Trade Waste Permit from SA Water in respect of any water waste that needs to be discharged to the sewer, and that requirement and process stands outside of the planning process.

CONCLUSION

The proposed distillery and bar are suitable land uses within the Urban Corridor (Main Street) Zone. They will provide a service to the local community that complements other uses in the locality, and they will add to the vibrancy of the area beyond daylight hours. Access and parking for the development remains unchanged from the current use, and this is considered sufficient given the site is within a Designated Area for parking purposes. Finally, the impacts of the development to nearby dwellings are considered reasonable – both in terms of noise and traffic movements – when considered in the context of the types of development envisaged within the Zone and the level of amenity that such dwellings should expect to have in this location. Accordingly, the application is considered to warrant planning consent.

[2] See *Palma Investments Pty Ltd v Assessment Panel – City of Mitcham* [2026] SAERDC 5 at [40], [81].

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 26002653, by Flagship Distillery, is granted Planning Consent subject to the following conditions:

CONDITIONS
PLANNING CONSENT

Condition 1
The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2
The hours of operation of the Distillery use shall be restricted to following times:

- Monday to Saturday, 8:00am to 6:00pm

The hours of operation of the Bar (cellar door) use shall be restricted to following times:

- 7 days a week, 10:00am to 10:00pm

Condition 3
Any live music played within the premises shall be of an acoustic nature only.

Condition 4
Any live acoustic music, or background music played through speakers within the premises, shall not exceed existing background noise levels within Rundle Street directly in front of the site.

Condition 5
Waste shall be contained, bunded and stored within the building in a suitable manner that prevents over-spill or splash-out, to the reasonable satisfaction of the Council.

Condition 6
Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.

ADVISORY NOTES
PLANNING CONSENT

Advisory Note 1
The Applicant is reminded of its responsibilities under the *Environment Protection Act 1993*, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged

into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should

all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

Advisory Note 2
The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.

The Applicant's attention is particularly drawn to the requirements of the *Fences Act 1975* regarding notification of any neighbours affected by new boundary development or boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

Advisory Note 3
The Applicant is advised that construction noise is not allowed:

1. on any Sunday or public holiday; or
2. after 7pm or before 7am on any other day

Advisory Note 4
The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections), or works that require the closure of the footpath and / or road to undertake works on the development site, will require the approval of the Council pursuant to the *Local Government Act 1999* prior to any works being undertaken. Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.

Advisory Note 5
The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.

Advisory Note 6
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

Advisory Note 7
Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 8
Consents issued for this Development Application will remain valid for the following periods of time:

1. Planning Consent is valid for 24 months following the date of issue, within which time Development Approval must be obtained;
2. Development Approval is valid for 24 months following the date of issue, within which time works must have substantially commenced on site;
3. Works must be substantially completed within 3 years of the date on which Development Approval is issued.

If an extension is required to any of the above-mentioned timeframes a request can be made for an extension

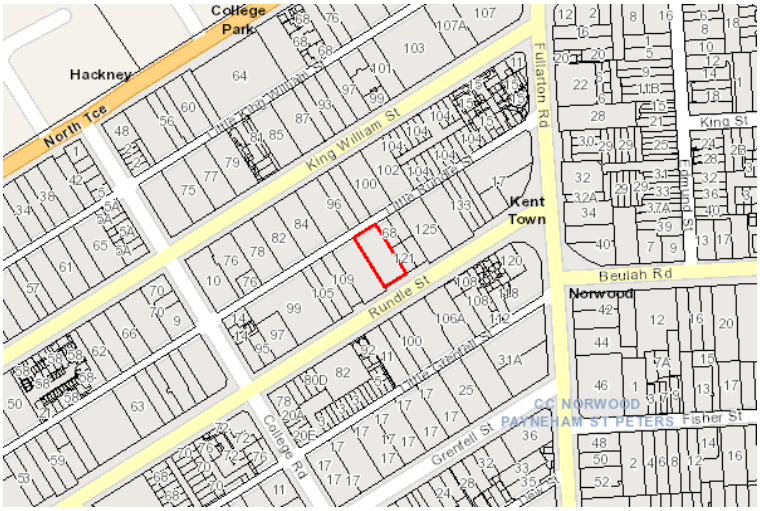
of time by emailing the Planning Department at townhall@npsp.sa.gov.au. Whether or not an extension of time will be granted will be at the discretion of the relevant authority.

Advisory Note 9
No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 10
If excavating, it is recommended you contact Before You Dig Australia (BYDA) (www.byda.com.au) to keep people safe and help protect underground infrastructure.

Address: **113 RUNDLE ST KENT TOWN SA 5067**

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



Property Zoning Details

Zone

Urban Corridor (Main Street)

Overlay

Airport Building Heights (Regulated) *(All structures over 110 metres)*
Affordable Housing
Design
Future Road Widening
Noise and Air Emissions
Prescribed Wells Area
Regulated and Significant Tree
Traffic Generating Development
Urban Transport Routes

Local Variation (TNV)

Maximum Building Height (Metres) *(Maximum building height is 18.5m)*
Minimum Building Height (Levels) *(Minimum building height is 3 levels)*
Maximum Building Height (Levels) *(Maximum building height is 5 levels)*
Minimum Primary Street Setback *(Minimum primary street setback is 0m)*
Interface Height *(Development should be constructed within a building envelope provided by a 30 degree plane, measured 3m above natural ground at the boundary of an allotment)*

Development Pathways

- Urban Corridor (Main Street)

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.

   - Building alterations
   - Consulting room
   - Office
   - Partial demolition of a building or structure
   - Shop
   - Solar photovoltaic panels (roof mounted)
   - 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.

- Advertisement
- Consulting room
- 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.
- Office
- Replacement building
- Shop

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.

   - Advertisement
   - Co-living
   - Consulting room
   - Demolition
   - Dwelling
   - 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.
   - Licensed Premises
   - Office
   - Residential flat building
   - Shop
   - Student Accommodation
   - Tourist accommodation
   - Tree-damaging activity

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.

Part 2 - Zones and Sub Zones

Urban Corridor (Main Street) Zone

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	A safe, walkable and vibrant shopping, entertainment and commercial main street precinct with an active day and evening economy supported by medium density residential development.
DO 2	Built form positively contributing to: (a) a streetscape that is visually interesting at human-scale comprising articulated buildings with a high level of fenestration and balconies oriented towards the street

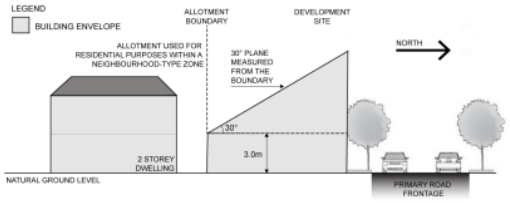
	(b) a fine-grain public realm comprising buildings with active frontages that are designed to reinforce the street rhythm, that consider the facades, articulation and massing of existing buildings and any spaces between them, and provide narrow tenancy footprints at ground level.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 A vibrant mix of land uses adding to the vitality of the area and extending activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Child Care Facility (c) Co-living (d) Consulting Room (e) Dwelling (f) Hotel (g) Educational Facility (h) Licensed Premises (i) Office (j) Residential Flat Building (k) Retirement Facility (l) Shop (m) Student Accommodation (n) Supported Accommodation (o) Tourist Accommodation
PO 1.2 Retail, office, entertainment and recreation related uses that provide a range of goods and services to the local community and the surrounding district.	DTS/DPF 1.2 None are applicable.
PO 1.3 Ground floor uses contribute to a safe, active and vibrant main street.	DTS/DPF 1.3 Shop, office, or consulting room uses located on the ground floor level of buildings fronting the primary street frontage.
PO 1.4 Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities that contribute to making the main street locality and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.	DTS/DPF 1.4 Dwellings developed in conjunction with non-residential uses, and sited: (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.
PO 1.5 Development of diverse medium density accommodation options either as part of a mixed use development or wholly residential development.	DTS/DPF 1.5 None are applicable.
PO 1.6 Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, health, community and cultural facilities, and visitor and residential accommodation.	DTS/DPF 1.6 None are applicable.
PO 1.7 Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres.	DTS/DPF 1.7 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:

	(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses; (b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10 metres from the site of a dwelling (other than a dwelling directly associated with the proposed shop) (c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions (d) if the change in use involves a gross leasable floor area greater than 250m^2 and has direct frontage to an arterial road, it achieves either (i) or (ii): (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road (ii) the development is located on a site that operates as 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 (e) 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, except in any of the following circumstances: (i) the building is a local heritage place (ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made); or (iii) the development is located on a site that operates as 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.
Built Form and Character	
PO 2.1 Buildings sensitively frame the main street and public spaces, provide overall visual relief from building height and mass, and maintain a human scale for pedestrians.	DTS/DPF 2.1 Buildings: (a) include a clearly defined podium or street wall with a maximum building height of 2 building levels or 8m, or higher where it matches the existing street wall of adjoining buildings and (b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.
PO 2.2 Buildings and structures designed to complement and respond to the established fine-grained main street character by: (a) ensuring the verandah profile and materials of construction are consistent with and positively respond to adjacent traditional main street buildings (b) complementing the traditional shop-front elements, such as narrow buildings and tenancy footprints, with frequently	DTS/DPF 2.2 None are applicable.

repeated frontages, and clear-glazed narrow shop front displays above raised display levels [base stall boards] and recessed entries.	
PO 2.3 Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the main street and maximise passive surveillance.	DTS/DPF 2.3 The ground floor primary frontage of buildings provides at least 60% of the street frontage as an entry / foyer or display window to a shop or other community or commercial use that provides pedestrian interest and activation.
PO 2.4 Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths.	DTS/DPF 2.4 Buildings that provide a continuity of verandahs, canopies, awnings or other pedestrian shelters to contribute to pedestrian comfort.
PO 2.5 Buildings are adaptable and flexible to accommodate a range of residential and non-residential land uses on the ground floor.	DTS/DPF 2.5 The ground floor of buildings contains a minimum floor to ceiling height of 3.5m.
PO 2.6 Buildings sited on the primary street boundary to achieve a continuity of built form frontage to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but vibrant spaces.	DTS/DPF 2.6 Buildings with a 0m setback from the primary street boundary, with the exception of minor setbacks to accommodate outdoor dining areas.
PO 2.7 Buildings with no setback from the secondary street boundary to contribute to a consistent established streetscape.	DTS/DPF 2.7 Buildings with a 0m setback from the secondary street boundary.
PO 2.8 Buildings with no side boundaries setback to achieve a continuity of street façade to the main street.	DTS/DPF 2.8 Buildings with a 0m setback from the side boundary.
PO 2.9 Buildings set back from rear boundaries (other than street boundaries) to minimise negative impacts on neighbouring properties, including access to natural sunlight and ventilation.	DTS/DPF 2.9 Buildings setback from rear boundaries as follows: (a) 5m or more where the subject land directly abuts an allotment of a different zone or (b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.
PO 2.10 Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.	DTS/DPF 2.10 Buildings setback from the rear access way: (a) no requirement where the access way is not less than 6.5m wide or (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.
Building Height	
PO 3.1 Building height is consistent with the form expressed in the *Maximum Building Height (Levels) Technical and Numeric Variation layer* and the *Maximum Building Height (Metres) Technical and Numeric Variation layer* or positively responds to the local context including the site's frontage, depth, and adjacent primary road corridor (e.g., a State maintained road or a road with similar attributes) or street width.	DTS/DPF 3.1 Except where a Concept Plan specifies otherwise, development does not exceed the following building height(s): **Maximum Building Height (Levels)** Maximum building height is 5 levels **Maximum Building Height (Metres)** Maximum building height is 18.5m In relation to DTS/DPF 3.1, in instances where:

	(a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer* or *Maximum Building Height (Metres) Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development (b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other (c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.
PO 3.2 Buildings designed to achieve optimal height and floor space yields, and maintain traditional main street form.	DTS/DPF 3.2 New development is not less that the following building height: **Minimum Building Height (Levels)** Minimum building height is 3 levels In relation to DTS/DPF 3.2, in instances where: (a) more than one value is returned in the same field, refer to the *Minimum Building Height (Levels) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (b) no value is returned (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 3.2 is met.
Interface Height	
PO 4.1 Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone.	DTS/DPF 4.1 **Interface Height** Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary): 
PO 4.2 Buildings on an allotment fronting a road that is not the primary road corridor (e.g., a State maintained road or a road with similar attributes) and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 4.2 None are applicable.
Significant Development Sites	
PO 5.1	DTS/DPF 5.1

Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 1500m^2 in area, which may include one or more allotments) to achieve increased development yield, provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, retirement facility or supported accommodation provision, or sustainability features.	Development on significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 1500m^2 in area, which may include one or more allotments) up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it satisfies (a), (b), (c) or (d): (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area (b) includes more than 15% of dwellings as affordable housing (c) is for the purposes of supported accommodation or retirement facility (d) includes at least: (i) three of the following: A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site C. active uses are located on the public street frontages of the building, with any above ground car parking located behind D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments; E. a child care centre. and (ii) three of the following: A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance; B. living landscaped vertical surfaces of at least 50m2 supported by services that ensure ongoing maintenance C. passive heating and cooling design elements including solar shading integrated into the building D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings.
PO 5.2 Development on a significant development site (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 1500m^2 in area, which may include one or more allotments) designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions.	DTS/DPF 5.2 Development on a significant development site (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 1500m^2 in area, which may include one or more allotments) that satisfies all of the following: (a) is constructed within the zone's Interface Building Height provision as specified DTS/DPF 4.1 (b) locates non-residential activities and higher density elements towards the primary road corridor (e.g., a State maintained road or a road with similar attributes) (c) locates taller building elements towards the primary road corridor (e.g., a State maintained road or a road with similar attributes).
Movement, parking and access	
PO 6.1 Development does not result in additional crossovers on the main street, except where rationalising existing crossovers on consolidated sites and	DTS/DPF 6.1 Vehicular access to be provided:

is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form.	(a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones or (b) where it consolidates or replaces existing crossovers.
PO 6.2 Development is designed to ensure car parking is located to avoid negative impacts on the main street rhythm and activation.	DTS/DPF 6.2 Vehicle parking garages located behind buildings away from the primary main street frontage.
Advertisements	
PO 7.1 Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages.	DTS/DPF 7.1 None are applicable.
PO 7.2 Freestanding advertisements: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality (e) are sited and designed to not detract from the main street character.	DTS/DPF 7.2 Freestanding advertisements: (a) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) and (b) do not have a sign face that exceeds 6m^2 per side.
Concept Plans	
PO 8.1 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 8.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 8.1, 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 8.1 is met.

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) co-living (c) dwelling (d) office (e) residential flat building (f) shop.	Except development that: 1. exceeds the maximum building height specified in Urban Corridor (Main Street) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Main Street) DTS/DPF 4.1 or 3. involves the construction of a building of 4 or more building levels and the site of the development is: (a) adjacent land to a neighbourhood-type zone and (b) adjoins an allotment containing an existing low-rise building used for residential purposes.
4. 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) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) tree damaging activity (p) verandah (q) water tank.	None specified.
5. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.

level.	
6. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Urban Transport Routes Overlay

Assessment Provisions (AP)

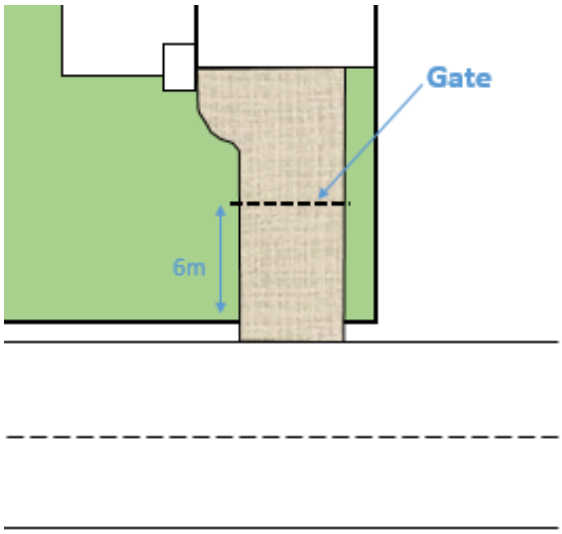
Desired Outcome (DO)

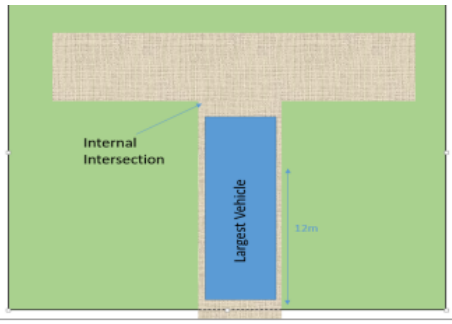
Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from Urban Transport Routes.

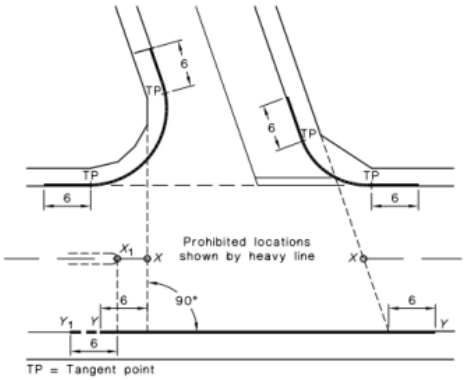
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
PO 1.1 Access is designed to allow safe entry and exit to and from a	DTS/DPF 1.1 An access point satisfies (a), (b) or (c):

site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads.	(a) where servicing a single (1) dwelling / residential allotment all of the following are satisfied: (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 all of the following are satisfied: (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 the development will result in 7 or more dwellings, or is a non-residential land use all of the following are satisfied: (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 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 of 8.8m vehicles do not cross the centreline of the road.
Access - On-Site Queuing	
PO 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.	DTS/DPF 2.1 An access point satisfies (a), (b) or (c): (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 all of the following are satisfied: (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) (c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and all of the following are satisfied: (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 Spacing) - Existing Access Point	
PO 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 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 one or more of the following: (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 <250m² gross leasable floor area to shop <250m² gross leasable floor area (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area (v) an office or consulting room with a <500m² gross leasable floor area (vi) a change of use from a residential dwelling to a shop, office, consulting room or personal or domestic services establishment with <250m² gross leasable floor area.
Access – Location (Spacing) – New Access Points	
PO 4.1 New access points are spaced apart from any existing access	DTS/DPF 4.1 A new access point satisfies (a), (b) or (c):

point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.	(a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:  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-Y extends to Point Y_1. (b) where the development site is intended to serve between 1 and 6 dwellings, the new access satisfies all of the following: (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) (v) is located a minimum of 6m from a median opening or pedestrian crossing (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 separated in accordance with the following:

Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
50 km/h or less	No spacing requirement	20m
60 km/h	5m (for development intended to serve between 1 and 6 dwellings) and 10m for all other cases	73m
70 km/h	40m	92m
80 km/h	50m	114m
90 km/h	65m	139m
100 km/h	80m	165m
110 km/h	100m	193m

Access - Location (Sight Lines)

PO 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.

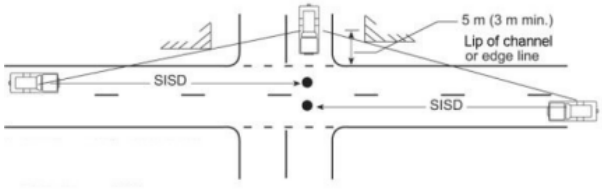
DTS/DPF 5.1

An access point satisfies (a) and (c) or (b) and (c):

(a) the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point
or

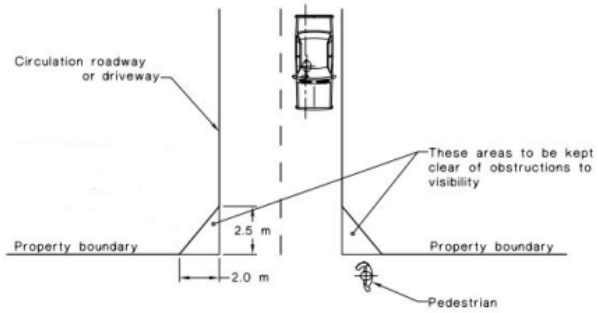
(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

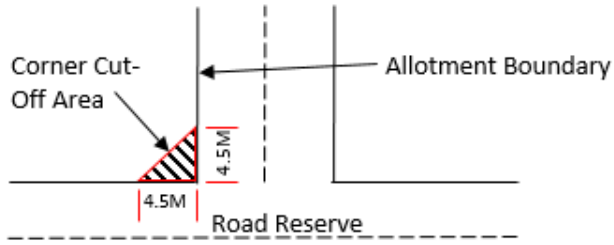
Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	47m	73m
50 km/h	63m	97m
60 km/h	81m	123m
70 km/h	100m	151m
80 km/h	121m	181m
90 km/h	144m	226m
100 km/h	169m	262m
110km/h	195m	300m



and

(c) pedestrian sightlines in accordance with the following diagram:

	
Access – Mud and Debris	
PO 6.1 Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.	DTS/DPF 6.1 Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer).
Access - Stormwater	
PO 7.1 Access points are designed to minimise negative impact on roadside drainage of water.	DTS/DPF 7.1 Development does not result in any of the following: (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater through an existing drainage point and system (c) result in access points becoming stormwater flow paths directly onto the road.
Building on Road Reserve	
PO 8.1 Buildings or structures that encroach onto, above or below road reserves are designed and sited to minimise impact on safe movements by all road users.	DTS/DPF 8.1 Buildings or structures are not located on, above or below the road reserve.
Public Road Junctions	
PO 9.1 New junctions with a public road (including the opening of unmade public road junctions) or modifications to existing road junctions are located and designed to ensure safe operating conditions are maintained on the State Maintained Road.	DTS/DPF 9.1 Development does not comprise any of the following: (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.
Corner Cut-Offs	
PO 10.1 Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.	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:

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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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, but not an excluded land division) 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.

Part 4 - General Development Policies

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

access points and complement the streetscape.	
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.

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

PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries and (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.

PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone satisfy at least 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 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (or combination of) that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.

All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or	DTS/DPF 43.1 None are applicable.

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

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

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

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

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

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

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

Development operating within the following hours:

<table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or combination of the following:

(a) restaurant
(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday and Sunday</td></tr></table></td></tr>
<tr><td colspan="2">Overshadowing</td></tr>
<tr><td>PO 3.1

Overshadowing of habitable room windows of adjacent residential land uses in:

a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight
b. other zones is managed to enable access to direct winter sunlight.</td><td>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.</td></tr>
</table>

PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4 None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.
PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3 Pumps and/or filtration systems associated with a swimming pool or spa that is ancillary to a dwelling erected on the same site are: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or

	(b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** / **Music noise level** Externally at the nearest existing or envisaged noise sensitive location / Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality	
PO 5.1 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.	DTS/DPF 5.1 None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and	DTS/DPF 7.1 None are applicable.

pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.

PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971*.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

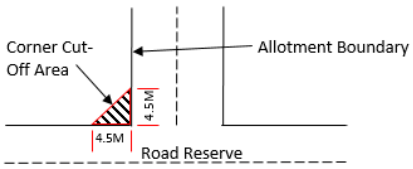
Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2	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.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back in accordance with all of the following: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity	DTS/DPF 3.9 None are applicable.

areas occurs within the site without the need to use public roads.	
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place (e) proximity to high frequency public transport Note: In circumstances where a land use is not defined in Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas or Table 1 - General Off-Street Car Parking Requirements (as applicable), an appropriate car parking rate may be defined by reference to similar development in comparable locations.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7	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	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles

	exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property.
PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).
PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	DTS/DPF 11.3 None are applicable.

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.

In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or 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			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 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 (except for Bowden, Brompton or Hindmarsh)
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone
Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	3 spaces per 100 square metres of gross leasable floor area	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
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 when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential development			
Residential component of a multi-	Dwelling with no separate bedroom	None specified.	

storey building (except for co-living)	-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.		City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
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 when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Co-living	0.25 per residence	None specified	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Urban Activity Centre Zone when the site is also in a high frequency public transit area

			Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Notes			
1	In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis		

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.
Co-living	1 per co-living residence for residents, plus 1 per 10 co-living residences for visitors.
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational facility	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 200m2 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 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors.
Child care facility	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building (except for co-living)	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 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	

Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone Strategic Innovation Zone Suburban Activity Centre Zone	Metropolitan Adelaide

	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	

Kent Town 2977 001

30 January 2026

Town Planning
Development Advice
Strategic Management

Mr Kieran Fairbrother
Senior Urban Planner
City of Norwood Payneham & St Peters
Via the Plan SA Portal

Dear Kieran,

DEVELOPMENT APPLICATION – CHANGE OF USE TO DISTILLERY
113 RUNDLE STREET, KENT TOWN

I refer to the Development Application by Flagship Distillery that seeks Planning Consent for a change in use of an existing building located at 113 Rundle Street, Kent Town from warehouse to a distillery with an associated small bar.

Flagship Distillery currently operate from premises within a residential area as a 'home activity' and now seek to make the transition to larger premises to realise the potential of this enterprise in terms of production and hospitality.

This proposal represents an exciting opportunity to provide a facility that would add interest and vitality within Kent Town for the enjoyment of those who reside and work there, and for visitors to the area.

I understand that activities of this nature align with Council's 'vision' for Kent Town.

For reasons I discuss below, the proposal is considered to be in suitable conformity with relevant policies of the Planning & Design Code to warrant consent and may be conducted in a manner that does not give rise to undesirable externalities.

Allied to the planning process, Wallmans Lawyers are engaged to secure the necessary liquor licence through Consumer & Business Services (CBS) who will in due course more formally liaise with Council on this matter.

1. Proposal

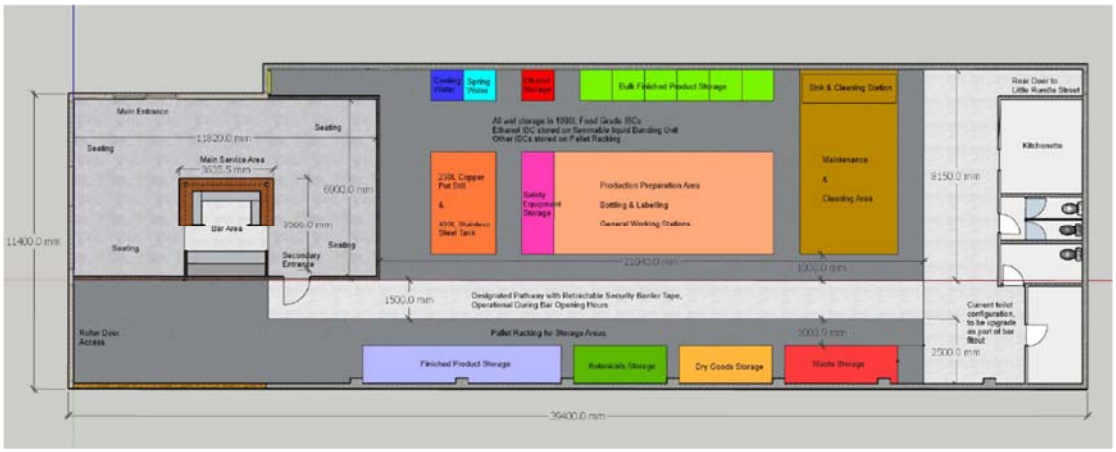
The proposal seeks a change in use of an existing building from the current warehouse activity to a distillery and associated bar. No change is proposed to the external form of this building, with works limited to internal partitioning to defined areas of activity, i.e. front of house (the bar and sales area) and production to the rear.

The proposal plan provided shows this layout in a schematic sense, mindful that the production area will accommodate a copper still, associated stainless steel storage tanks, bottling and labelling equipment, storage of ingredients and finished product, cleaning and maintenance areas including waste management.

Deliveries and dispatches will be via the roller door access to Rundle Street.

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Adelaide SA 5000
Mobile 0407 019 748
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Operational and management details are provided within a document prepared by the Applicant that accompanies this application. This document describes the production process, plant and equipment utilised, volumes and capacity, storage of ingredients and finished product, hours of operation, security and the like.



A small bar area is to be provided to the front of the building which will be used for 'cellar door' sales for consumption off-premises, together with an on-premises hospitality venue (bar) for consumption of liquor on site. A limited menu of bar snacks and merchandise will be offered for purchase by patrons.

The licensed bar area will have a total area of 130m^2, of which 75m2 is provided for use by patrons, 20m^2 back of bar, and 35m^2 for existing toilets (including for persons with a disability) located to the rear of the building that may be accessed via designated walkway through the production and storage area.

This bar area will be licenced to operate between 10 AM & 10 PM Monday to Sunday, with a capacity for up to 80 patrons. Packages liquor sales will only occur during these hours for consumption off premises. Limited entertainment may be provided from time to time as described in the management plan.

Requirements for the responsible service and consumption of liquor will be observed.

2. Context

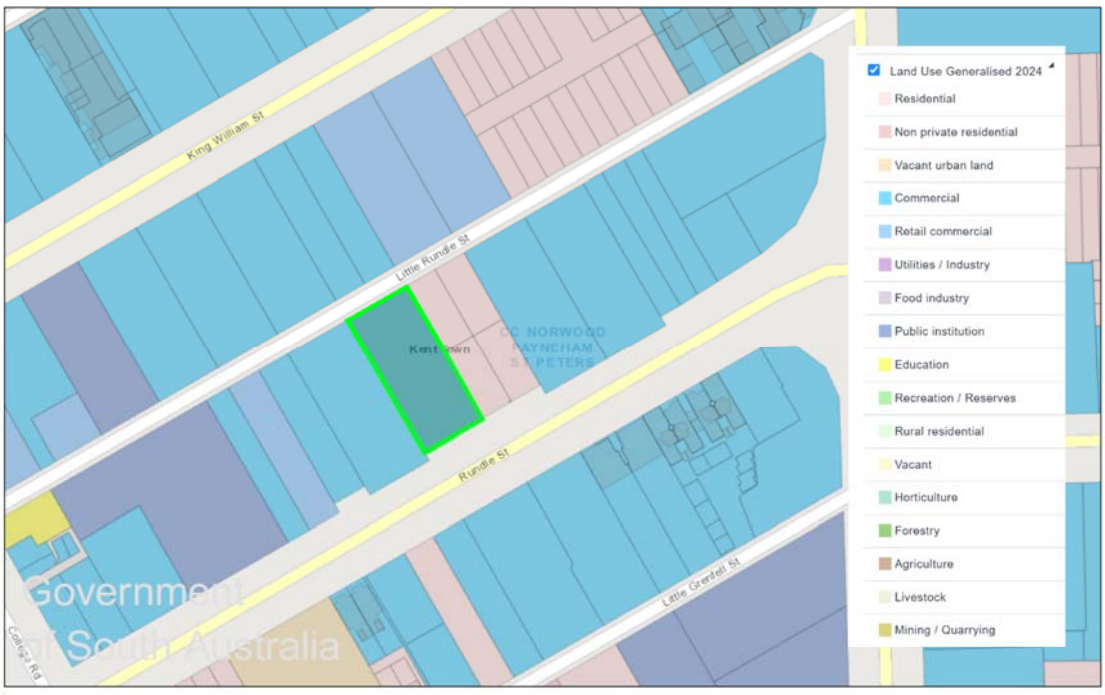
The land on which this use will be conducted is more particularly described as Allotment 301 in Deposited Plan 28982 within the Hundred of Adelaide, as recorded in Certificate of Title Volume 5085 Folio 54.

The proposed distillery is to be undertaken within Tenancy 3 located at the ground floor of this multi tenanted building that are used for a range of warehouse, office and similar businesses. This tenancy is to be leased by the Applicant.

Tenancy 3 has a floor area of 417m^2, that enjoys driveway access to Rundle Street.

It is appropriate to note that land adjoining to the east is used for residential purposes, a complex of four townhouses. These is also a residence on the southern side of Rundle Street and a larger residential complex to the northeast.


Nearmap


King William St
Little Rundle St
Kent Town
Rundle St
Little Grenfell St
Land Use Generalised 2024
Residential
Non private residential
Vacant urban land
Commercial
Retail commercial
Utilities / Industry
Food industry
Public institution
Education
Recreation / Reserves
Rural residential
Vacant
Horticulture
Forestry
Agriculture
Livestock
Mining / Quarrying



3. Planning & Design Code

This land is located within the Urban Corridor (Main Street) Zone.

The following Overlays apply to this land.

- Airport Building Heights (Regulated) *(All structures over 110 metres)*
- Affordable Housing
- Design
- Future Road Widening
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree
- Traffic Generating Development
- Urban Transport Routes

Where relevant, reference is made to certain General Development Policies.



4. Assessment Considerations

The following matters are most relevant in the assessment of this proposal.

4.1 Land Use

The proposed production use falls within the broader meaning of *industry*.

Industry Means the carrying on, in the course of a trade or business, of any process (other than the generation of electricity using a renewable energy source or a process in the course of farming or mining) for, or incidental to:

a) the making of any article, ship or vessel, or of part of any article, ship or vessel; or
b) the altering, repairing, ornamenting, finishing, assembling, cleaning, washing, packing, bottling, canning or adapting for sale, or the breaking up or demolition, of any article, ship or vessel; or
c) the getting, dressing or treating of materials.

The use may include:

d) selling by wholesale of goods manufactured on site
e) selling by retail of goods manufactured on site, provided the total floor area occupied for such sale does not exceed 250m^2 (and industrial will be construed accordingly).

Given the limited scale and intensity of this activity, and the limited propensity for any discernible off-site impacts (noise, odour and the like), I consider the use to fall within the more specific meaning of *light industry*.

Light industry Means an industry where the process carried on, the materials and machinery used, the transport of materials, goods or commodities to and from the land on or in which (wholly or in part) the industry is conducted and the scale of the industry does not:

a) detrimentally affect the amenity of the locality or the amenity within the vicinity of the locality by reason of the establishment or the bulk of any building or structure, the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, spilled light, or otherwise howsoever; or
b) directly or indirectly cause dangerous or congested traffic conditions in any nearby road.

The associated hospitality (bar) use is considered to be a *licenced premises*. A specific meaning for which is not provided by the Planning & Design Code. I therefore rely on the meaning provided under the Liquor Licensing Act 1997.

licensed premises means premises in respect of which a licence is in force and includes premises for which the licence is currently under suspension

The Urban Corridor (Main Street) Zone seeks a vibrant mix of land uses.

Urban Corridor (Main Street) Zone

DO 1 A safe, walkable and vibrant shopping, entertainment and commercial main street precinct with an active day and evening economy supported by medium density residential development.

PO 1.1 A vibrant mix of land uses adding to the vitality of the area and extending activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.

DPF 1.1 Development comprises one or more of the following:

a) Advertisement

b) Child Care Facility
c) Co-living
d) Consulting Room
e) Dwelling
f) Hotel
g) Educational Facility
h) Licensed Premises
i) Office
j) Residential Flat Building
k) Retirement Facility
l) Shop
m) Student Accommodation
n) Supported Accommodation
o) Tourist Accommodation

PO 1.2 Retail, office, entertainment and recreation related uses that provide a range of goods and services to the local community and the surrounding district.

PO 1.6 Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, health, community and cultural facilities, and visitor and residential accommodation.

PO 1.7 Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres.

While *light industry* is not identified by Designated Performance Feature 1.1 as an envisaged or anticipated land use activity within the Urban Corridor (Main Street) Zone, it may nonetheless be considered on its planning merit.

Whereas Table 4 – Restricted Development Classification for the Urban Corridor (Main Street) Zone does identify *industry* as restricted development, an exclusion is provided more specifically for *light industry.*

A distillery of the nature proposed is aligned with the desire of the Code to achieve a vibrant mix of land uses adding to the vitality of the area, with the associated bar contributing to the evening economy.

I note that *licenced premises* is more specifically identified by DFP 1.1

Both land uses are to be *performance assessed* having regard to these and other relevant policy provisions of the Code, including that in relation to the interface between land uses as discussed below.

4.2 Interface

Managing the interface between differing land uses is an important town planning consideration. The Code provides guidance in this regard within the General Development Policies under the heading Interface between Land Use.

Interface between Land Uses

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

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

PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:

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

It is appropriate to note that adjacent land to the east is used for residential purposes. While the occupants of these dwellings may not enjoy a pristine level of amenity, it is appropriate to consider potential externalities arising from the proposed use.

I note these dwellings are configured with solid masonry boundary walls, no windows openings to the west, and are orientation towards internal courtyards, not doubt to afford amenity protection from adjoining and nearby non-residential uses.

It is important to note that this is not a residential area and that while dwellings are provided for by the Code, they are to be developed in conjunction with non-residential uses to support business, entertainment and recreational activities.

PO 1.4 Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities that contribute to making the main street locality and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.

I interpret the policy settings for this locality as providing for mixed use development, including residential, but with an emphasis or bias towards business, entertainment and recreational activities.

That is, residential uses ought not constrain the achievement of the primary planning outcome for this location which is for business, entertainment and recreational activities, including that of the nature proposed.

The presence of dwellings on adjacent land ought not preclude consideration of non-residential activities that may, on occasion, give rise to some level of disturbance. Ultimately, a balance must be achieved in this regard.

In so far as the proposed use may generate noise (including that associated with production and/or the bar activity), the following policy provisions ought to be considered by the planning authority.

PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).

PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:

a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers
b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers
c) housing plant and equipment within an enclosed structure or acoustic enclosure
d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.

PO 4.6 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.

In my experience, distilleries of this nature present a very low potential for disturbance to amenity by way of noise. Production typically occurs within business hours, with any noise arising indiscernible from background levels.

This locality is characterised by a predominance of non-residential land uses that may generate noise. Noise is a characteristic of this locality and one that must be acknowledged in the assessment of new development.

The planning judgement as to whether noise arising from land use is reasonable (or not) should be informed by the practical reality of the circumstance, and measures taken to mitigate against impact.

I am of the view that the design and siting of adjoining dwellings take account of this circumstance and should provide the planning authority (if not these residents) with confidence that suitable level of amenity may continue to be enjoyed.

4.3 Car Parking

The Code provides the following guidance with respect to the provision of car parking.

PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:

a) availability of on-street car parking
b) shared use of other parking areas
c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared
d) the adaptive reuse of a State or Local Heritage Place
e) proximity to high frequency public transport

DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:

a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area
b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply
c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.

This land is located within a Designated Area.

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

Class of Development	Minimum	Maximum	Designated Areas
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.	Urban Corridor (Main Street) Zone

As no change in floor area is proposed, the requisite parking does not change.

5. Conclusion

The adaptive reuse of these existing premises for a distillery and bar is thought to be a desirable planning outcome in the circumstance and one which adds vitality and achievement of the desired evening economy.

I am confident that this activity may be undertaken in manner that does not result in unreasonable off-site impacts, and certainly not to an extent that would seriously dimmish the level of amenity presently enjoyed by occupants of nearby dwellings.

Accordingly, I have no hesitation in recommending this proposal as an appropriate candidate for planning consent being suitably aligned with relevant policy provisions of the Planning & Design Code.

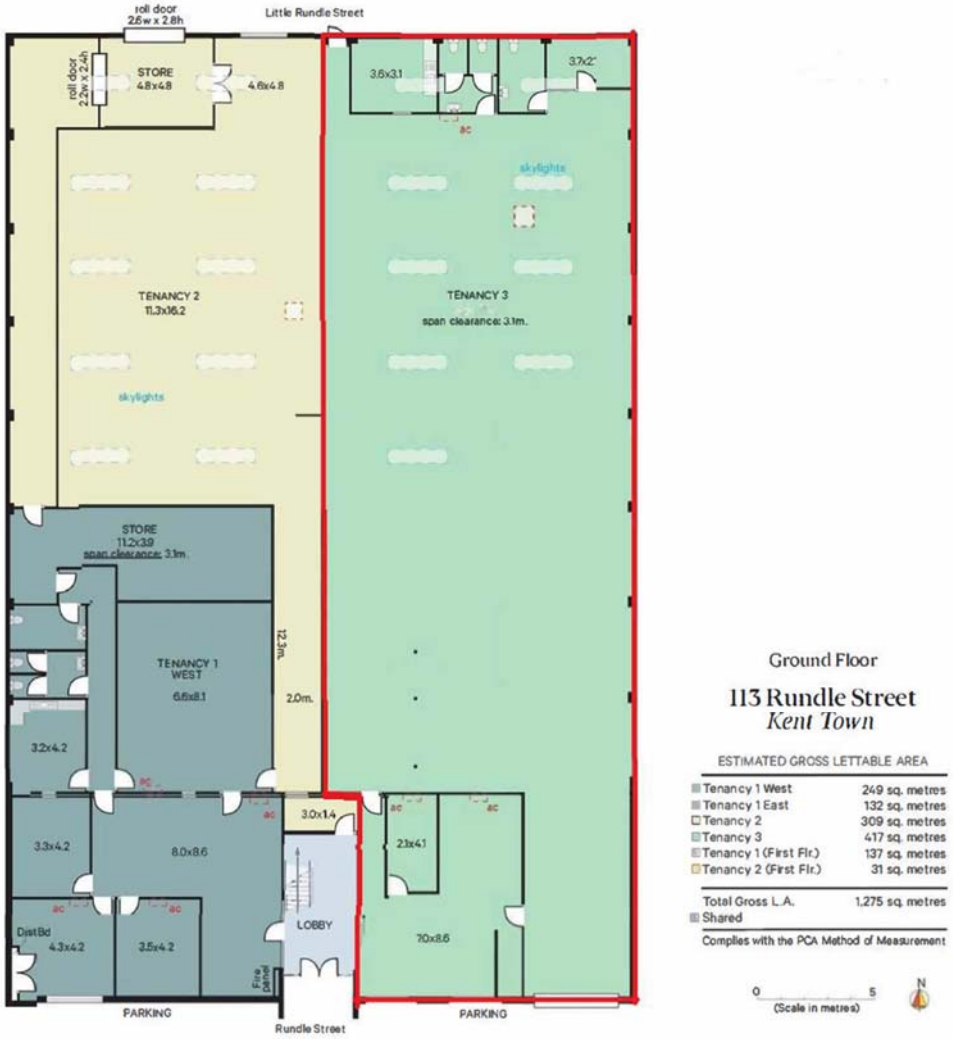
Yours faithfully

PHILLIP BRUNNING & ASSOCIATES PTY LTD



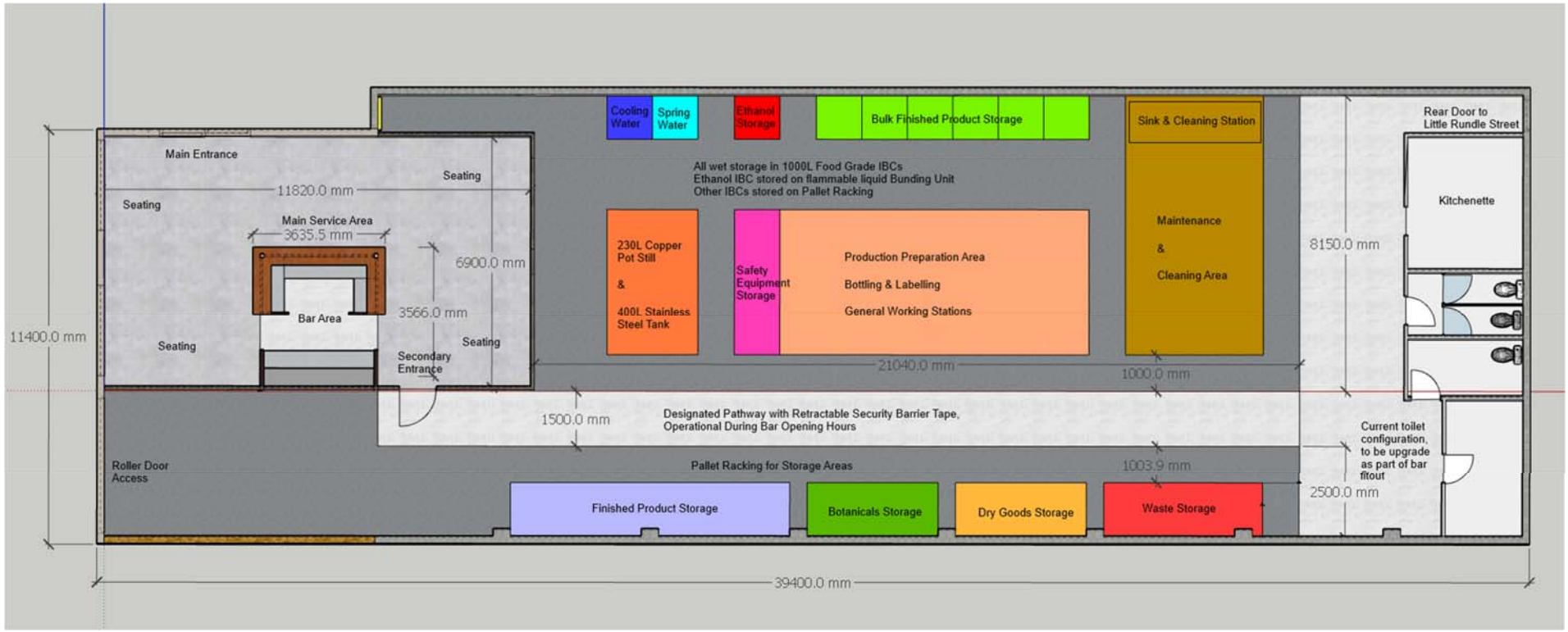
PHILLIP BRUNNING RPIA
Registered Planner
Accredited Professional – Planning Levels 1, 2 & 3





PROPOSED DISTILLERY & BAR – FLAGSHIP DISTILLERY – 113 RUNDLE STREET, KENT TOWN

Attachment 1



PROPOSED DISTILLERY & BAR – FLAGSHIP DISTILLERY – 113 RUNDLE STREET, KENT TOWN

Attachment 1

FLAGSHIP
DISTILLERY

DISTILLERY OPERATIONS & BAR MANAGEMENT PLANS

Flagship Distillery & Bar

3/113 Rundle Street Kent Town

South Australia 5067

- Prepared by: Merpass Pty Ltd t/a Flagship Distillery
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1. Introduction

1.1. Background

Flagship Distillery commenced operations as a manufacturer of liquor products in July 2022. Using a small, 25L Still, it produces a range of gins and vodka and a Ready-To-Drink (RTD) cocktail. The business has operated under the approval of a Home Activity in the Unley Council and has steadily grown during the period to December 2025, such that production capacity has been reached.

To continue its growth trajectory and to maximise its brand awareness it has commissioned the manufacture of a larger 230L Copper Pot Still. To accommodate this increase scale of operations, a new commercial premises has been leased. The new premises has sufficient area to house both the production operations of the distillery and for a new bar to provide a cellar door and hospitality focus.

1.2. Business Aims

The increased production capacity affords Flagship Distillery to commence moves to not only target a greater proportion of the South Australian market, but also to look towards national distribution.

The new location provides the capacity to store larger quantities of the newly produced RTD, negating the need to engage third party storage options.

The inclusion of a cellar door/bar operation adds a significant value proposition to the business as it enables a direct revenue stream of its own products at retail prices. The location of the new premises is also highly visible and the venue stands to become one of the landmark distillery venues in the State, attracting locals and tourist alike.

All of these activities will see growth in the business, which will facilitate increased employment opportunities, both for work in the distillery production space, and the hospitality venue.

1.3. Experience

Flagship Distillery has successfully operated as a liquor manufacturer and sales business for three and a half years. In this time, much has been learned about the industry and how to succeed.

The business is a member of both the Australian Distillers Association, the peak body for distillers in Australia and the State equivalent, Distillers SA. The business is regularly represented at industry conferences and events.

Prior to starting Flagship Distillery, it's owner, Mr Cameron Shaw, gained strong administration and Project Management experience through ten years as an Officer in the Royal Australian Navy and a further ten years working as a consultant on major Defence Projects around Australia for both Government and Commercial entities.

The management of the bar will be supported by the engagement of a highly experience venue manager. This will bring the specific hospitality skills required to manage bar staff and bar operations.

1.4. Document Intent

This document provides the Operations and Management Plans for:

- Flagship Distillery Liquor Manufacturing and Distribution
- Flagship Distillery Cellar Door & Bar

2. Liquor Manufacturing & Distribution Operations

2.1. Premises

Flagship Distillery will conduct distillery operations within the designated area, as marked on the Manufacturing Area Plan, (**Attachment A**). This area is approved by the Australian Taxation Office (ATO) for a Manufacturer Licence for Excisable Goods, being alcohol.

Flagship Distillery has entered into a seven-year lease, with options for a further two, five-year leases at its discretion. The length of this agreement serves as Flagship Distillery's commitment to establishing itself as a long-term presence in the area.

The existing building is a well-constructed, insulated facility, with the manufacturing area being double height. The space has historically been used for light manufacturing operations and is ideally suited as a controlled environment for distillation production, storage and distribution operations.

The licensed manufacturing area is approximately 360m^2. This includes designated spaces for:

- Still Production Area
- Wet Goods Storage
- Dry Goods Storage
- Production Preparation Area
- Bottling Area
- Finished Good Storage
- Cleaning & Maintenance Area

2.2. Production Processes

Flagship Distillery uses commercially sourced, high-grade ethanol (96% ABV) which it then distils through its own equipment to produce its final products. Therefore there are no fermentation processes or production of pure ethanol that occur onsite.

The core processes for the production of gin products are:

- Add ethanol to Still
- Add water to Still
- Add botanicals to Still
- Commence heating the Still
- Collect distillate
- Run Still until distillate reduces to required ABV
- Measure quantity and ABV of collected distillate
- Proof collected distillate with water to required final ABV
- Measure quantity and ABV of final product
- Pump final product to product storage tank
- Bottle as required
- Store bottle product in storage are as required

2.3. Plant & Equipment

Table 1 lists the core pieces of Plant and Equipment to be used in the Manufacturing Area.

Number	Equipment	Purpose	Quantity
1	230L Copper Pot Still	Product Distillation	1
2	Power Control Box	Power supply for Still	1
3	400L Stainless Steel Collection Tank	Distillate collection & Proofing Tank	1
4	4 Head Bottling Machine	Bottle Filling	1
5	Pneumatic Pumps	Moving fluids between locations	3
6	Food Grade IBCs	Fluid Storage	12
7	Pallet Racking - 3 Shelf Zones	IBC & Bulky Dry Goods Storage	6
8	Stainless Steel Workbenches	Prep, Bottling, Labelling	4
9	Stainless Steel Sink and Bench	Cleaning Area	1
10	Storage Shelves – 4 Shelf Zones	Finished Goods Storage	4
11	Workbench & Tool Storage	Maintenance Area	1
12	Storage Cupboards	Other Dry Goods Storage	2
13	Desks & Drawers	Office Work Area	2
14	Hoses	Various	12
15	Fridge / Freezer	Storage of Fresh & Frozen Goods	1

Table 1 – Core Plant & Equipment

2.4. Production.

Flagship Distillery will operate as a small-scale, high-quality production distillery, designed to produce fine gins and vodka that highlight local botanicals.

Standard operations will see the 230L copper pot Still having 200L of its capacity used during each production run.

2.4.1. **Initial Production Rates:**

It is anticipated that the Still will initially be operated at least once per week. Each production run produces approximately 160L of finished product. Therefore, the initial production intent sees a total production target of approximately 8,320L of finished product per year.

A production run can be completed in a single day, including proofing and bottling if required. Therefore, the capacity for increased production without the need for additional equipment remains high.

The timing of these production runs is affected by factors including the time of year (higher Summer demand), major events (Adelaide Fringe Festival) and internal operations. Therefore production may require multiple runs in a short period, but then nothing for a period after that.

2.4.2. **Future Demand:**

If and when future demand dictates, production runs may be undertaken on a consistently more frequent basis.

A maximum production capacity is estimated to be 4 runs per week. This would allow sufficient time for deep cleaning and re-stocking activities. At this rate, production would see a maximum output of approximately 33,280L of finished product per year.

This equates to approximately 10,000 Litres of Alcohol (LALs) per year. For context, a large producer, as defined by the membership criteria of the Australian Distillers Association, is a producer exceeding 50,000 LALs per year.

2.5. Storage

The facility is large enough to ensure that all materials are stored safely, securely, and in compliance with relevant environmental, safety, and food production standards**.** Storage areas have been planned to prevent contamination, spills, and adverse impacts on the surrounding environment.

2.5.1. **Raw Material Storage:**

2.5.1.1. Botanicals (Dried):

The facility has capacity to store up to 6 months' worth of dried botanicals. These are stored in food grade containers, housed in a dedicated area.

2.5.1.2. Botanicals (Fresh/Frozen):

Some botanicals are sourced fresh and these will be kept in date marked containers in a specially allocated fridge. Similarly, some botanicals can be kept frozen until required, and these will be stored in date marked containers in the specially allocated freezer.

2.5.1.3. Ethanol:

Ethanol is sourced commercially from an approved supplier. Supply can be made in a range of volumes, being:

i. 1000L IBC – Primary Method
ii. 200L Drum
iii. 20L Drum

All ethanol will be stored in a specially controlled area that complies with all safety regulations pursuant to the storage of Class 3 – Dangerous Goods. More detailed information will be contained in the Safety Management Plan.

2.5.2. **Water Storage:**

The distillery has three different types of water storage.

2.5.2.1. Distillation Water:

This water added to the still as part of the initial setup of the production run. It is supplied by a commercial provider in a 1000L IBC and is stored near the Still to allow easy pumping access into the Still.

2.5.2.2. Proofing Water:

This water is added to the collected distillate, post distillation, in order to proof the final product down to the required ABV. It is supplied by a commercial provider in a 1000L IBC and is stored near the collection vessel to allow easy pumping access.

2.5.2.3. Cooling Water:

The Still is cooled via a closed system, whereby the cooling water is pumped from a 1000L IBC, through the Still's condenser and then output to a second 1000L IBC. As the first IBC is emptied, the returned water from the second IBC is used to replenish the system.

The water in this case is simple tap water.

The benefit of the system is that it greatly reduces the overall water consumption of the system, by not having cooling water simply drained after passing through the condenser.

2.5.3. **Product Storage**

Finished goods will be stored in bottled form under cold controlled conditions within a dedicated packaging area equipped with stable temperature regulation and secure shelving to maintain product quality prior to distribution.

2.5.4. **Chemical Storage**

The distillery will use only standard cleaning and sanitation chemicals commonly used in food and beverage production. These include:

- Dilute Caustic (sodium hydroxide solution) – used for cleaning tanks and pipework.
- Nitric or Phosphoric Acid – used for descaling and neutralizing alkaline residues.
- Peracetic Acid (oxidizer) – used as a sanitizing agent.

All chemicals will be stored and handled in accordance with ***Australian Standard AS 1940:2017*** – 'The Storage and Handling of Flammable and Combustible Liquids and Safe Work Australia WHS regulations.' A designated chemical storage area, including a bund will be established and equipped with clear chemical labelling, safety data sheets and PPE as required.

2.6. Hours of Operation

The Distillery will operate in accordance with standard commercial and industrial working hours, structured to support both production and packaging activities.

Standard Operating Hours:

- Days: Monday to Friday.
- Hours: 8:00 AM to 6:00 PM

Operations outside of these hours, including on weekends, may be required from time to time in order to ensure the business is able to meet its operational obligations. On these occasions, all consideration will be given to minimising the impacts on any staff, neighbouring businesses and the vicinity as a whole.

2.7. Delivery & Dispatch

The Distillery will operate with a low level of traffic, consistent with light industrial use.

There are three designated carparks, including one which forms the driveway that aligns with the roller door entry at the front of the premises.

2.7.1. **Inbound Deliveries:**

- Primarily consists of ethanol, spring water and packaging supplies (bottles) and bulk

botanicals.

- Most deliveries, received by van or small to moderate sized trucks, will be unloaded at the roller door, with the subsequent movement of the received items to their storage location made by Distillery staff.
- It is estimated that there will be 2 to 5 deliveries per week.
- Deliveries will occur during standard business hours, 9:00 AM to 5:00 PM.

2.7.2. **Outbound Dispatch:**

- Finished product will be dispatched directly from the packaging storage area.
- Dispatch is most commonly via the Business Development Manager, who loads the Flagship Distillery delivery vehicle directly.
- Other dispatch options include to light commercial vehicles and small rigid trucks. The vehicles can park in the roller door driveway for this purpose and Distillery staff will move the dispatched items to the vehicle.
- Dispatch frequency will increase in line with production and will be scheduled during standard operating hours, being 8:00 AM to 6:00 PM.

2.8. Security & Response

The Flagship Distillery Manufacturing Area will operate as a non-public, access-controlled facility. Site entry is limited to authorised personnel and approved visitors by prior appointment.

The toilets for the bar are located at the rear of the premises and outside the designated Manufacturing Area. Access for patrons will require transit through the Manufacturing area. To ensure their safety, a designated corridor will be clearly marked on the floor. Additionally, retractable type barriers will be in place along both sides of this corridor, at any time that the bar is open to the public.

The premises will be protected through a 24-hour CCTV monitoring system**,** integrated with remote access capability. All external doors and vehicle access points will be fitted with electronic locks and restricted to staff keyholders.

To ensure preparedness for unplanned events, the following incident response procedures will be implemented and maintained through the site's operational management plan:

- ***Spill Response:*** Immediate containment using dedicated spill kits located at key points within the production and storage areas, followed by disposal through approved waste channels.
- ***Power Failure:*** Automatic system shutdowns on critical equipment, with backup systems in place for temperature and process control.
- ***Trespass or Security Breach:*** Remote alert to management and emergency services, with physical inspection and incident reporting protocol.

All staff will receive training in emergency response, including evacuation, first aid, and environmental containment procedures, consistent with WHS and council compliance standards.

2.9. Parking & Access

The premises has three dedicated car parks, and the building as a whole has a further nine, which are shared with the co-tenants.

Parking areas will be clearly marked with adequate manoeuvring space for light and medium vehicles.

A designated loading and delivery zone will be located on the driveway outside the roller door at the front of the building to ensure efficient logistics while minimising interaction with pedestrian areas.

The Rundle Street Kent Town area as a whole, offers sufficient opportunities for street parking during regular working hours.

2.10. Odour & Noise Management

Distilling operations that use commercial sourced ethanol, do not create odours such as those from fermentation type activities. No other activities generate odours. Therefore, there are no odour management issues.

The Distillery will be operated to ensure minimal impact from noise emissions. The Still and the associated cooling equipment, including pumps, operate at or below moderate noise levels and will be confined to the standard operating hours.

Other sources of noise will be pumps, compressors, refrigeration units, fans, routine maintenance vehicle deliveries.

2.11. Waste Management

2.11.1. **Distillation Wastewater:**

There will be no disposal of wastewater from the Still to a sewer or stormwater at any stage.

All wastewater from the Still, which will have an ABV of approximately 30% and will include the spent botanicals solids, will be directed to a dedicated waste holding tank. This tank will be collected on a regular basis by an authorised trade waste contractor for off-site treatment and disposal.

2.11.2. **Cleaning Water:**

All cleaning activities will only use cleaning agents that are acceptable for discharge to the main sewer system. A dedicated cleaning area will be established with will allow all water used for cleaning to be discharge in this manner.

2.11.3. **Packaging:**

Packaging waste such as glass, cardboard, and plastics will be sorted and recycled through approved local collection services.

2.12. Emergency Management

The Flagship Distillery Manufacturing Area has a separate Emergency Management Plan (EMP). This contains the immediate actions to be taken for a range of potential incidents including, but not limited to:

- Fire
- Flood (Internal Source)
- Leakage (external Source)
- Power Outage
- Electrocution
- Spill
- Breakage

- Personal Injury
- Medical Episode (heart attack, stroke etc)

All staff will be trained in how to respond to the incidents described in the EMP.

The EMP includes a register where any actions taken by staff to manage an incident are to be logged.

3. Cellar Door & Bar Operations

3.1. Objectives & Interpretation

This Plan details the strategies and procedures Flagship Distillery intends to establish and maintain at the premises for the purpose of operating a cellar door and bar.

It is the aim of Flagship Distillery to prevent and/or minimise incidents of harm or ill health that may be caused due to the use of liquor within the premises.

Flagship Distillery accepts that the minimising of harm not only applies to patrons and staff but also to the residents in the vicinity of the premises and to other members of our local community.

It is not an aim of this Management Plan to create legal obligations on the part of the licensee in replacement of or in addition to those legal obligations imposed upon the licensee pursuant to the Liquor Licensing Act of South Australia 1997 and any other relevant State or Commonwealth legislation.

In this Management Plan, the following words and phrases have the following meanings:

- “Premises” shall mean the licensed premises to which this Management Plan relates.
- “Management” shall mean the Licensee, any Approved Manager and any other person or persons directly involved in the practical management of the premises.
- “Licensee” shall mean the person or entity legally entitled to hold and operate the license relating to the premises.
- “Approved Manager” shall mean any person who is formally employed as a Manager of the Premises and who holds the legal responsibilities that the position requires.

3.2. Intended Activities

The Flagship Distillery Bar will offer the following range of core functions.

3.2.1. **On Premise Liquor Sales**

The Flagship Distillery Bar will operate as on-premise hospitality venue, offering a range of alcoholic and non-alcoholic beverages including:

- Flagship Distillery’s range of gins
- Flagship Distillery's range of vodka
- Flagship Distillery’s range of Ready-To-Drink (RTD) cans
- Other spirits
- Cocktails
- Bottled Beer
- Wine & Champagne
- Soft Drinks
- Tea & Coffee
- Water

3.2.2. **Off-Premise Liquor Sales**

The Flagship Distillery Bar will offer for sale its range of liquor products for consumption off-site. Any products that are sold for consumption off-site may not be opened in the premises.

3.2.3. **Bar Food**

The Flagship Distillery Bar will offer small, snack style bar food for consumption by bar consumers. The supply of simple food options helps to support the responsible service of alcohol. The premises will not have a designated kitchen and all food items can be stored in existing refrigerated and dry store areas. Food options may include items such as:

- Chacuterie
- Cheese
- Nuts
- Pate & Dips
- Olives
- Bread & Crackers

3.2.4. **Merchandise**

The Flagship Distillery Bar will offer branded items of merchandise for sale. Items may include:

- T-Shirts,
- Hoodies
- Hats
- Stubby Coolers
- Glassware
- Bottle Openers
- Barware

3.3. Licensee

The Licensee of the Premises is Merpass Pty Ltd t/a Flagship Distillery.

The approved person under this this licence is Mr Cameron Shaw.

3.4. Premises

The Premises are located at 3/113 Rundle Street Kent Town, South Australia, 5067

The Premises has a total licensed area of approximately 130m2, which is broken down into the following zones:

- Patron Usage: ~75m2
- Back of Bar: ~20m2
- Toilets: ~35m2

A plan showing licensed area is contained at Attachment B.

3.5. Hours of Operation

The premises is Licensed to operate during the hours of :

- Monday - Sunday 10am – 10pm.
- No trading is permitted on Christmas Day, Good Friday or before 12 noon on ANZAC Day.

Staff shall be on shift in those areas open to the public both before and after the hours of operation for the purpose of setting up and packing down the licensed premises.

Staff shall also be on site for the purpose of administration and other related activities of the business outside of the operation hours.

The premises shall not operate for trade of business outside of these times except on those occasions with prior permission of the responsible authorities.

3.6. Patron Capacity

The Premises has a patron capacity of 80. Patron numbers shall be monitored during hours of operation by management and shall not be exceeded at any time.

3.7. Packaged Liquor Sales

The sale of packaged liquor for consumption off the premises shall only be permitted during the Hours of Operation.

3.8. Gaming

No gaming machines shall be operated on the premises at any time.

3.9. Entertainment

Live entertainment may be provided from time to time and will be conducted in accordance with all the required rules and standards. Such entertainment may include:

- Acoustic musicians
- Voice acts (comedy, spoken word)

No sexually explicit entertainment shall be conducted on the premises at any time.

3.10. Code of Conduct

Flagship Distillery will manage and operate the licensed premises in a responsible, friendly and professional manner to the satisfaction of customers and neighbours and the community and to minimise harm or ill health due to the use or consumption of alcohol at the premises.

3.11. Patron & Guest Care

Patrons shall expect to feel confident that the sale of liquor and the provision of other services within the Premises will be provided by staff in a professional manner with an understanding as to their responsibilities under the law as it applies to the sale of liquor.

Staff are to ensure the safety and comfort of patrons at all times.

Staff are expected to identify, at an early stage, patrons whose behaviour may appear to be affected by liquor, and to encourage measures to mitigate that behaviour.

Staff shall provide assistance where appropriate for the provision of transport options.

3.12. Patron & Guest Access

Patrons shall use the common entrance to the building, facing Rundle Street, then the Premises door situated to the right of the entrance foyer.

3.13. Complaints

Any complaint as a result of the activities on the premises shall be brought to the attention of the Duty Manager. The Duty Manager shall take all reasonable steps to resolve the matter immediately, if possible, or outline future steps to be taken.

An Incidents & Complaints Register shall be kept at the Premises and any complaints or incidents that have occurred will be listed, including details of all relevant parties, future actions and the final outcome.

3.14. Responsible Service of Alcohol

Flagship Distillery is committed to the Responsible Service of Alcohol (RSA), including:

- Controlling drunken persons by:
    - Refusing them entry to the premises or removing them from the premises.
    - Not providing them with liquor when on the premises.
    - Taking appropriate care to protect both them and others they may come into contact with.
- Controlling juveniles by:
    - Refusing them entry unless they are accompanied by a responsible adult.
    - Whilst on the premises they will not be provided with alcohol or permitted access to bar service areas.
- Avoiding disturbing the amenity of the local area by respecting the rights of neighbours and by encouraging customers to do the same.
- Addressing any complaints from customers and or nearby residents expeditiously and reasonably.
- Caring for customers properly by establishing harm minimisation strategies to enable customers & staff to enjoy themselves without causing harm to themselves or others.

All staff must be RSA accredited.

3.14.1. **Advertising and Drink Promotions**

No advertising will be displayed nor will incentives be promoted at the premises which encourages patrons to consume liquor in a manner that is considered irresponsible.

3.14.2. **Provision of Water**

The provision of water (and other non-alcoholic drinks) is considered to be an essential component of any strategy to minimise the effects of alcohol by providing patrons with an alternative to alcohol. Therefore, as required by law we will provide free potable drinking water at all times liquor is sold or supplied on the licensed premises.

3.15. Security

3.15.1. **CCTV**

The Premises shall be monitored by security CCTV, recording continuously 24 hours a day, including all entrance and exists to the premises. The surveillance system shall be able to identify individuals and show times and dates. Images recorded via the CCTV system shall be retained for at least twenty-eight (28) days and will be made available for viewing or removal by the Police or other authorised persons.

3.15.2. **Personal Security**

During periods when the capacity of the venue is expected to be at or near its maximum, amount, a security person will be engaged via an accredited security agency. The role of this person will be to assist in the control of patrons into and out of the venue, and to assist with providing the safety and security of all patrons and staff.

3.16. Emergency Management

The Flagship Distillery Cellar Door & Bar its own Emergency Management Plan (EMP). This contains the immediate actions to be taken for a range of potential incidents including, but not limited to:

- Fire
- Flood (internal Source)
- Leakage (external source)
- Power Outage

- Electrocution
- Major Glass Breakage (window, door etc)
- Minor Glass Breakage (drinking glass, barware etc)
- Personal Injury
- Medical Episode (heart attack, stroke etc)

All staff will be trained in how to respond to the incidents described in the EMP.

The EMP includes a register where any actions taken by staff to manage an incident are to be logged.

3.17. Deliveries

Delivery of goods shall be between 9:00 AM and 5:00 PM on any day.

3.18. Waste

All waste will be collected in a manner that allows for easy separation into landfill, biowaste, and recyclables.

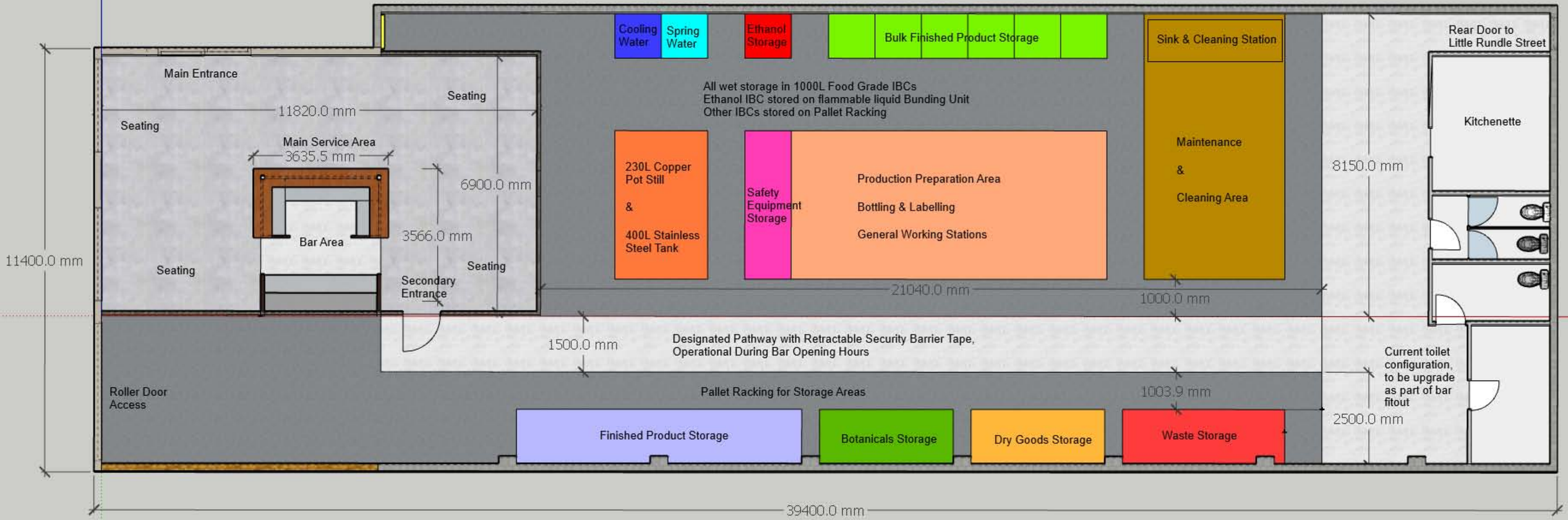
Once separated, waste will be held in the Distillery Manufacturing Area until it is either:

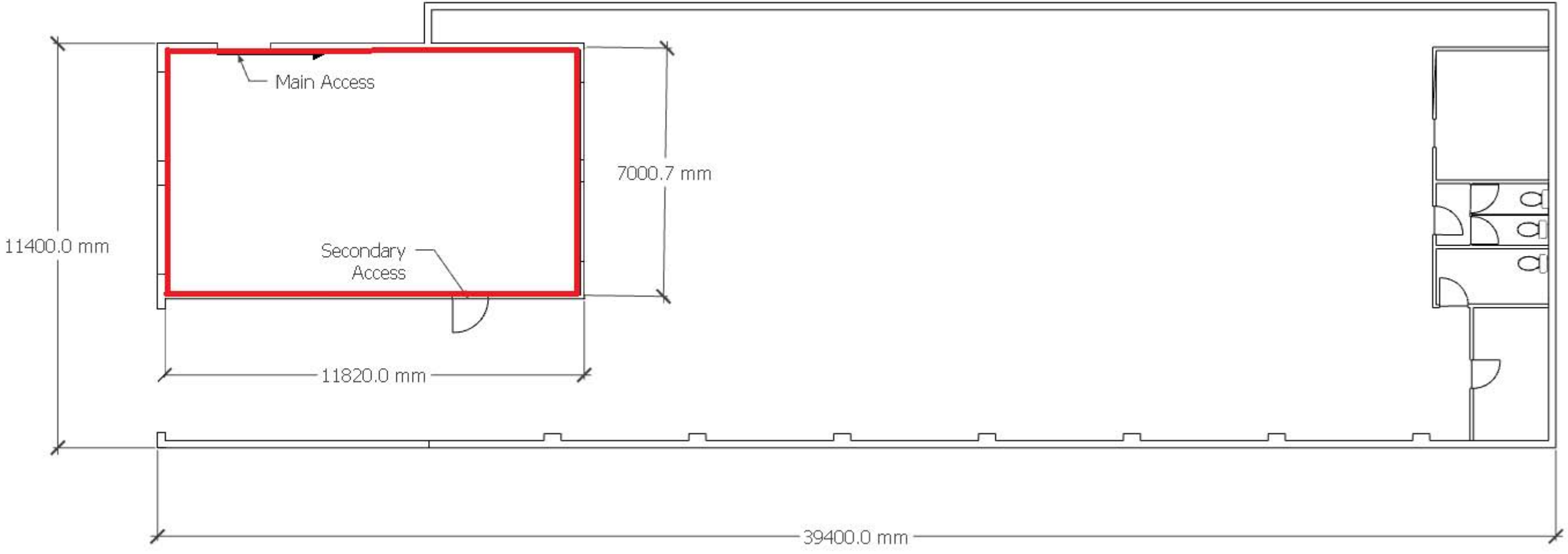
- Removed by local collection services.
- Removed by a contracted collection agency.
- Removed by Distillery staff to an appropriate disposal site.

4. Attachments:

Attachment A – Flagship Distillery Manufacturing Area Plan,

Attachment B – Flagship Distillery Cellar Door & Bar Licensed Area


Cooling Water
Spring Water
Ethanol Storage
Bulk Finished Product Storage
Sink & Cleaning Station
Rear Door to Little Rundle Street
Main Entrance
Seating
11820.0 mm
Seating
Main Service Area
3635.5 mm
6900.0 mm
3566.0 mm
Bar Area
Seating
Seating
Secondary Entrance
11400.0 mm
All wet storage in 1000L Food Grade IBCs
Ethanol IBC stored on flammable liquid Bunding Unit
Other IBCs stored on Pallet Racking
230L Copper Pot Still
&
400L Stainless Steel Tank
Safety Equipment Storage
Production Preparation Area
Bottling & Labelling
General Working Stations
Maintenance
&
Cleaning Area
8150.0 mm
Kitchenette
21040.0 mm
1000.0 mm
1500.0 mm
Designated Pathway with Retractable Security Barrier Tape,
Operational During Bar Opening Hours
Current toilet configuration, to be upgrade as part of bar fitout
Roller Door Access
Pallet Racking for Storage Areas
1003.9 mm
2500.0 mm
Finished Product Storage
Botanicals Storage
Dry Goods Storage
Waste Storage
39400.0 mm

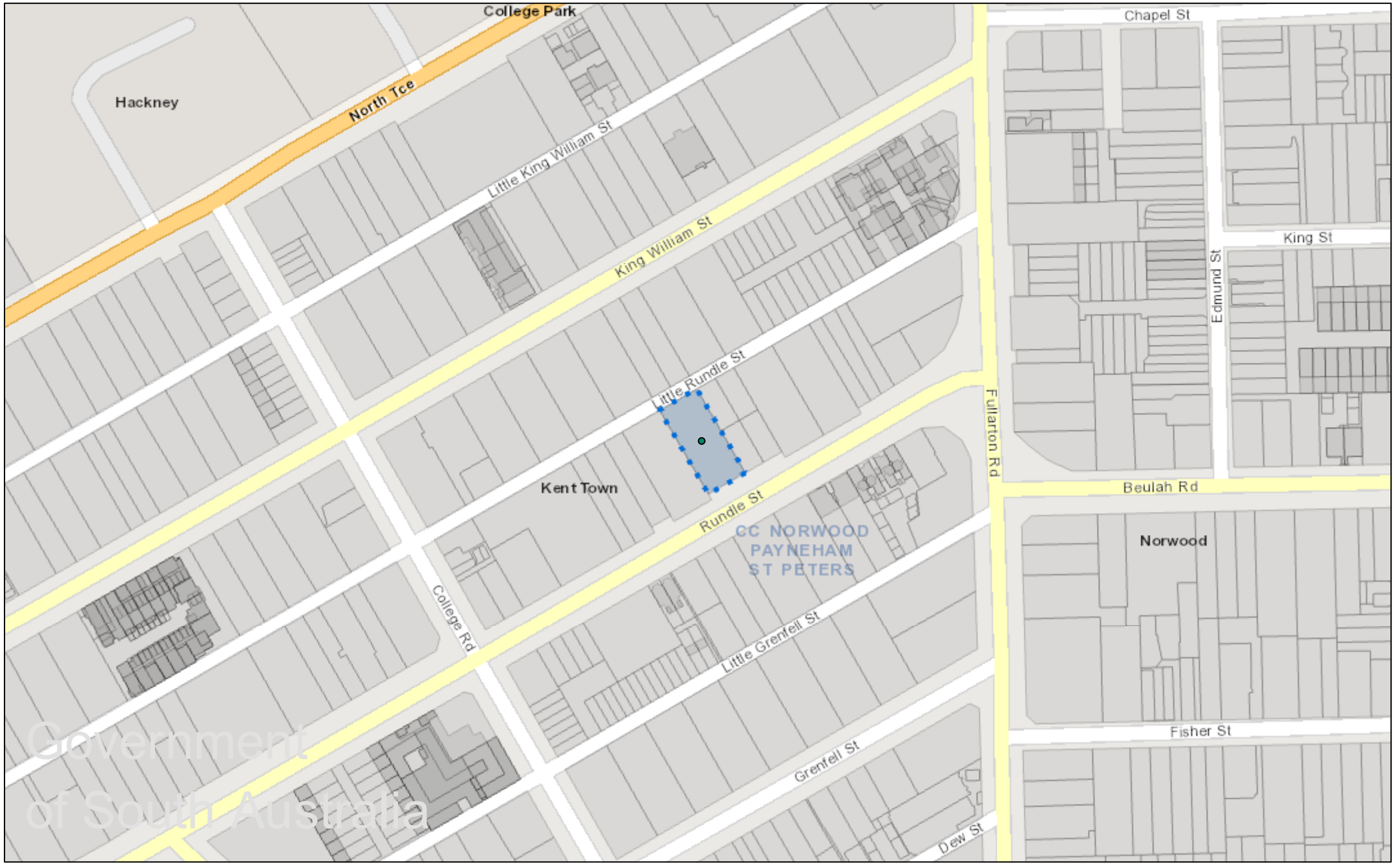

Main Access
7000.7 mm
11400.0 mm
Secondary Access
11820.0 mm
39400.0 mm

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Attachment 2

Subject Land Map



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

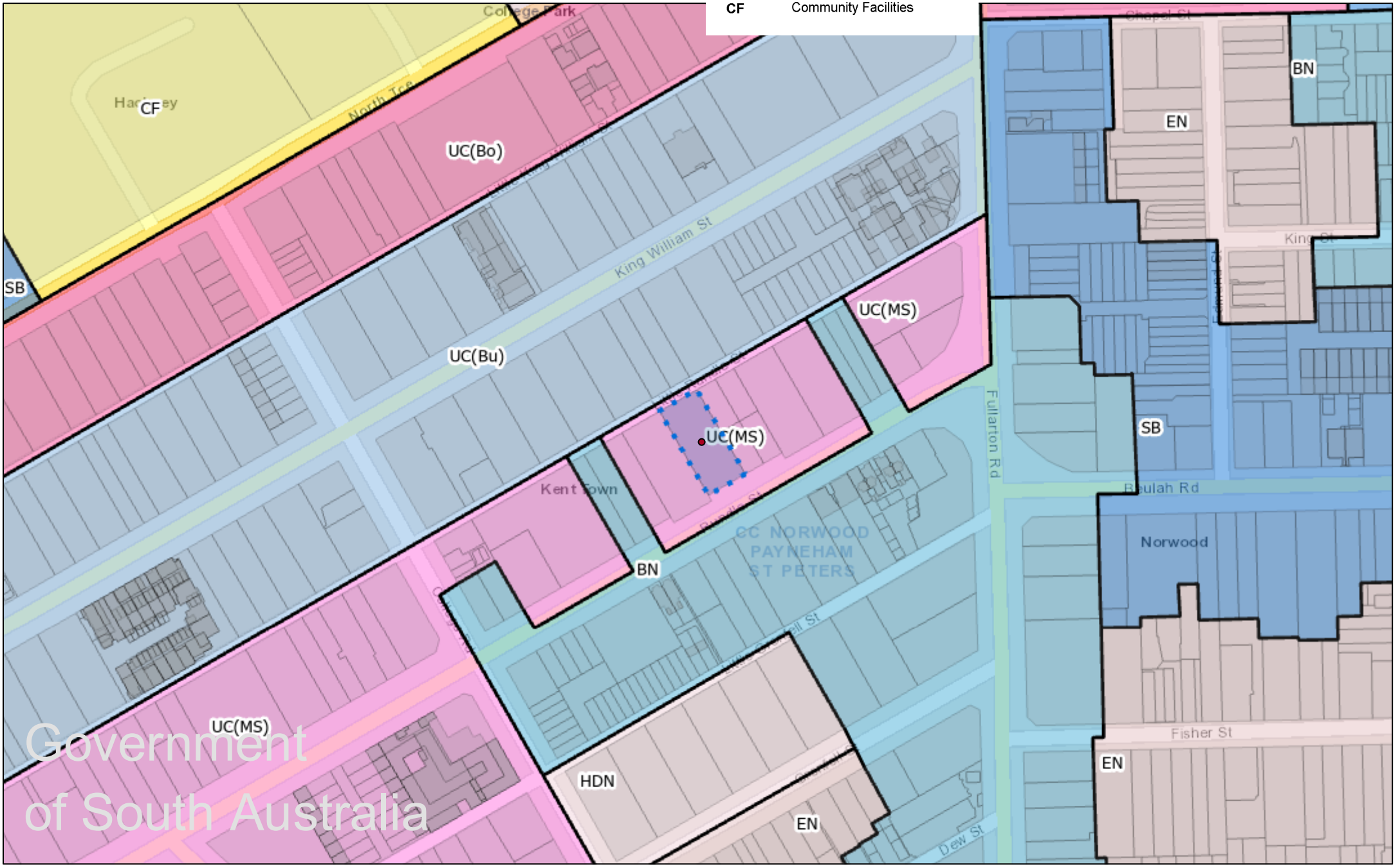
SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Zoning Map

UC(MS)	Urban Corridor (Main Street)
UC(Bu)	Urban Corridor (Boulevard)
BN	Business Neighbourhood
HDN	Housing Diversity Neighbourhood
EN	Established Neighbourhood
SB	Suburban Business
CF	Community Facilities

Attachment 3



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SAPPA Report

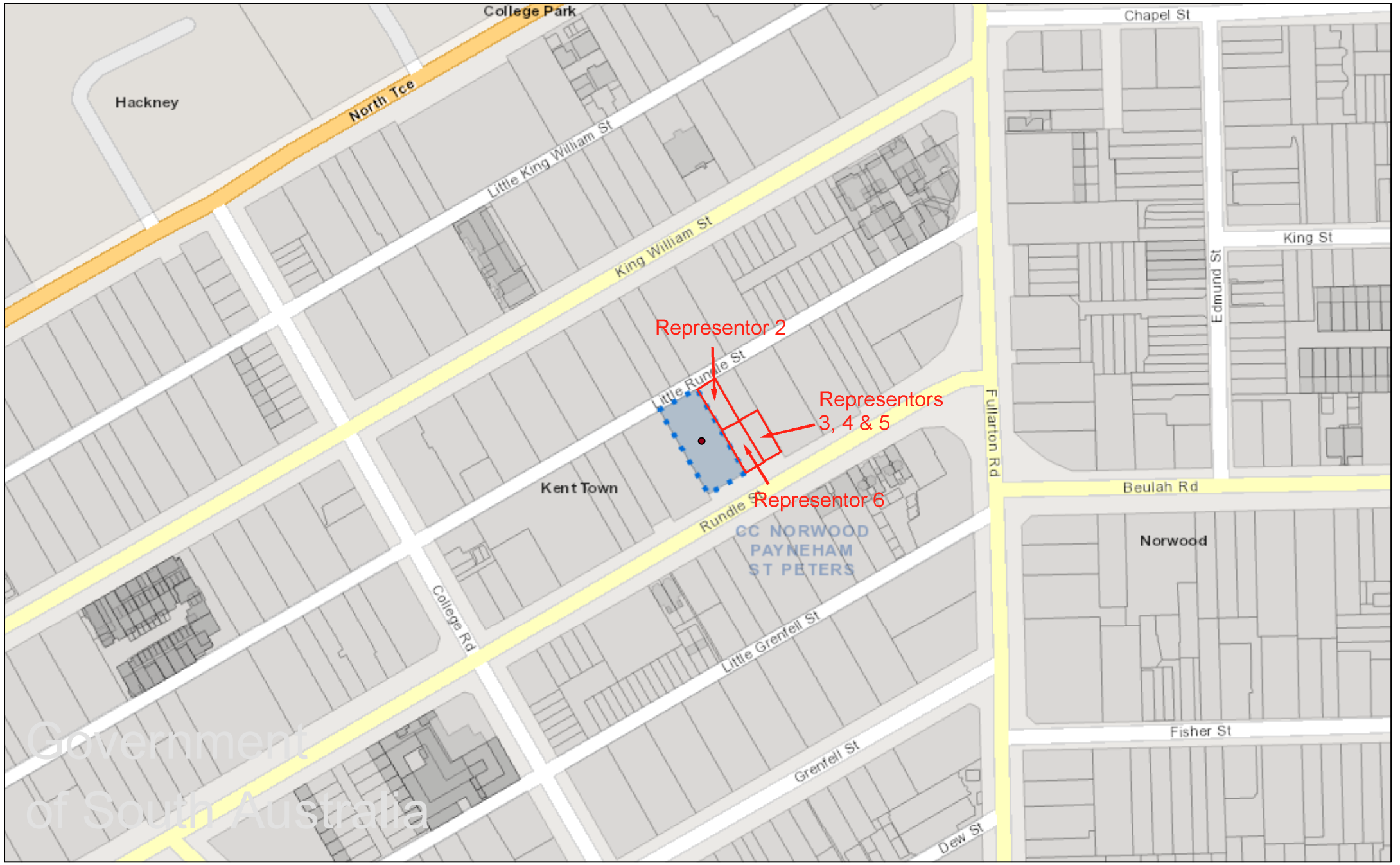
The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Representations Map

Outside of Map Range:

Representor 1 (Tanunda)

Attachment 4



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Details of Representations

Attachment 5

Application Summary

Application ID	26002653
Proposal	Change of use from a warehouse and shop to distillery and bar
Location	113 RUNDLE ST KENT TOWN SA 5067

Representations

Representor 1 - Grant Burge

Name	Grant Burge
Address	
Submission Date	26/02/2026 11:33 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons
Happy for it to become a Distillery and Bar. I am concerned about the trading hours as we don't know what is being proposed. We would be concerned if the trading hours went past 8pm and if there was live music.

Attached Documents

Representations

Attachment 5

Representor 2 - Grace Zhu

Name	Grace Zhu
Address	
Submission Date	14/03/2026 12:39 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons
I live in the neighbouring residential property and I am concerned about the potential impact of noise, late night activities and increased traffic associated with a bar operation. The surrounding area includes residential homes and residents rely on a quiet environment, particularly during evening and night hours. If the development is approved, I request that appropriate conditions be applied, including restrictions on operating hours, adequate soundproofing measures, and control of outdoor noise to minimise disturbance to nearby residents.

Attached Documents

Representations

Attachment 5

Representor 3 - Convenor, Rundle Street Community Inc

Name	Convenor, Rundle Street Community Inc
Address	
Submission Date	19/03/2026 10:20 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons Please see attachment provided	

Attached Documents

ConvenorRundleStreetCommunityInc-13793584.pdf

City of Norwood Payneham & St Peters

Submission

Development Application: 26002653

Proposed Development: Change of use from a warehouse and shop to a distillery and bar.

Notified aspects: Distillery, Shop.

Land: 113 RUNDLE ST KENT TOWN SA 5067

Submitted by:

Dr David Baker

Convenor, Rundle Street Community Inc

Index

1. Introduction
2. Master Plan needed to assist development decisions for Rundle Street and Kent Town

1. Introduction

The Rundle Street Community Association Inc represents the interests of residents, businesses, and property owners along Rundle Street, Kent Town and surrounding streets, many who have lived here in excess of 27 years.

Rundle Street Kent Town is a mixed-use residential and commercial street with a significant residential population, heritage buildings, pedestrian activity, and increasing traffic pressures.

Our association supports appropriate small-scale commercial activity that contributes positively to the area. However, the proposed establishment of a distillery adjacent to residential properties raises significant concerns regarding:

- Noise and operational impacts
- Traffic, parking, and deliveries
- Pedestrian safety

- Compatibility with residential amenity
- Emergency and safety risks
- Future expansion pressures

Given the proximity of residential dwellings and community housing, these matters require careful assessment.

The application indicates the operator currently runs the business as a “home activity” in a residential area. The scale and intensity of a licensed distillery operation can be materially different from a small home-based activity.

2. Master Planning needed for Rundle Street and Kent Town.

We are submitting because we believe that the long-term interests of Kent Town residents, businesses and Council would be best served by using a comprehensive Master Plan for Rundle Street and Kent Town.

Such a plan would allow future development proposals to be assessed within a clear strategic framework, ensuring that individual developments contribute positively to the overall liveability, safety and character of the precinct.

However, in the absence of a coordinated precinct strategy, the approval of individual developments risks setting precedents that may unintentionally shape the future character of the area.

2.1 A Strategic Planning Context for Kent Town and Rundle Street is necessary

We have encouraged this before.

In its submission to the CityPlan 2030 consultation, the Kent Town Residents Association (KTRA) led and written by Chairperson Dr David Baker proposed a model of co-operative and integrated development for Kent Town.

Under this model it was proposed that:

- KTRA represents and facilitates the expression of residents’ views.
- A local business association performs a similar role for business stakeholders.
- Norwood Payneham & St Peters Council (NPSP Council) provides the overall leadership and coordination role.

This collaborative model recognises that successful neighbourhood planning requires structured dialogue between residents, businesses and Council.

The Council has previously undertaken strategic work specific to Kent Town, including the Kent Town Urban Design Framework and the Kent Town Public Realm Manual. These documents recognise the importance of high-quality streets, pedestrian safety, heritage character and an attractive public realm. While they do not constitute a comprehensive strategic plan for Rundle Street, in company with community plans, they clearly establish a direction for the future development and character of the area. Development proposals should therefore be assessed

considering these objectives to ensure they support the intended evolution of Kent Town as a liveable and high-quality urban neighbourhood.

2.2 Elements of a strategic framework for Kent Town and Rundle Street

Several existing Council and community documents (2019 – 2027) already provide elements of a strategic framework for Kent Town.

Council documents are:

- Kent Town Urban Design Framework (2019)
- Kent Town Public Realm Manual (2019)
- NPSP Tree Strategy (2022–2027)

Community documents are:

- Priorities and Actions Table (RSC Inc 2024)
- Rundle Street User Survey (RSC Inc 2024)
- Age Friendly Kent Town Report (KTRA 2021)
- A Liveable Kent Town: Our Plan (KTRA 2020)
- Revitalising Rundle Street Kent Town 2024/25
- Traffic and Road Safety in Rundle Street (RSC Inc 2024)
- Department for Infrastructure & Transport traffic & safety analysis (2025–26)

Taken together, these strategic documents demonstrate that Kent Town already has a substantial evidence base and policy foundation.

These documents collectively identify clear priorities for Kent Town and Rundle Street, including safer streets and intersections, improved pedestrian conditions, better traffic management, enhanced tree planting and greening, preservation of heritage character and stronger community and local business vitality.

2.3 Need for an Integrated Master Plan

The KTRA and RSC Inc have distributed and continues to promote *A Liveable Kent Town: Our Plan* and *Revitalising Rundle Street Kent Town 2024/25* as an expression of residents' priorities for a more liveable neighbourhood. The Associations have sought unsuccessfully to work collaboratively with Council to progress the implementation of these documents.

However, what is still missing is an integrated Master Plan for Rundle Street and Kent Town that brings these elements together into a coordinated framework.

Without such a plan:

- development proposals are assessed in isolation,
- cumulative impacts are difficult to evaluate, and

- important issues such as parking policy, traffic management, pedestrian safety and greening cannot be considered holistically.

For example, parking policy should be considered as part of a broader traffic and transport strategy, rather than as a standalone response to individual developments.

The RSC Inc submits that future development along Rundle Street in Kent Town should be guided by a coordinated Master Plan that integrates:

- traffic and parking management
- pedestrian safety
- heritage protection
- greening and environmental improvements
- local business vitality
- community liveability.

Such an approach would align development with the existing Council frameworks and the clearly expressed priorities of the Kent Town community.

We believe in:

1. Strategic consistency – developments should align with strategic planning documents.
2. Cumulative impact – individual proposals must be assessed in the context of the whole precinct.
3. Community participation – recognised community plans should inform decision-making.

Whereas approving developments without a master plan undermines coherent planning.

In the absence of an integrated master plan for Kent Town and Rundle Street, there is a significant risk of strategic fragmentation in the planning and development of the area, when individual developments are approved on a site-by-site basis without reference to an agreed precinct-wide framework. Over time, this can lead to:

- cumulative traffic impacts
- inconsistent land use outcomes
- pressure on residential amenity
- uncoordinated parking arrangements
- missed opportunities for greening and public realm improvements.

Kent Town already has several important strategic documents, including the *Kent Town Urban Design Framework*, the *Kent Town Public Realm Manual*, and community-generated plans such as *A Liveable Kent Town: Our Plan* and *Revitalising Rundle Street Kent Town 2024/25*.

These documents demonstrate that there is broad recognition of the need for coordinated planning for the area.

However, without a precinct-level master plan that integrates these documents, development decisions risk becoming incremental and reactive rather than strategic.

For example, matters such as parking supply and demand, traffic movement and safety, pedestrian conditions, greening and tree planting, heritage character, and the balance between residential and commercial uses are interconnected planning issues.
These matters cannot be effectively addressed when developments are assessed in isolation.

We submit that the long-term interests of Kent Town residents, businesses and Council would be best served by the preparation of a comprehensive Master Plan for Rundle Street and Kent Town.

Such a plan would allow future development proposals to be assessed within a clear strategic framework, ensuring that individual developments contribute positively to the overall liveability, safety and character of the precinct.

In the absence of a coordinated precinct strategy, the approval of individual developments risks setting precedents that may unintentionally shape the future character of the area.

2.4 Compatibility of a Distillery with a High Street Environment

The Rundle Street Community Association supports the presence of small businesses and commercial activity that contribute positively to the life of the street.

However, the proposed development raises the question of whether a distillery is an appropriate land use for a high-street environment with a growing residential population.

While distilleries are often described as “craft production” businesses, they remain a form of manufacturing activity, involving specialised equipment, storage of materials, and operational processes that differ from typical retail or hospitality uses.

Typical operational characteristics of distilleries include delivery of raw materials, despatch of finished products, operation of pumps, compressors or bottling equipment, storage of flammable liquids, periodic waste removal and potential visitor or tasting activities.
These characteristics can create interface issues when located immediately adjacent to residential dwellings.

The proposed distillery should therefore be assessed not only on its individual merits, but also on whether it contributes positively to the long-term vision for Rundle Street and Kent Town.

Key questions include:

- Does the proposal support the creation of a safe and accessible high street?
- Will it strengthen or weaken residential amenity and community life?

- Does it enhance the heritage character and streetscape?
- Will it contribute positively to the desired mix of businesses?
- Does it align with the community vision of a balanced and liveable neighbourhood?

Until a comprehensive Rundle Street strategic plan or Kent Town master plan is developed, developments such as this potentially incompatible land use should be approached with caution.
Without a strategic plan guiding the future role of Rundle Street, individual approvals risk gradually changing the character of the street in ways that were never collectively considered.

The Association encourages Council to work with residents and businesses to develop a strategic framework or master plan for Rundle Street Kent Town.

Such a process would help ensure that future development contributes positively to:

- a safe and accessible high street
- heritage character
- local economic vitality
- community wellbeing
- environmental sustainability

Even where impacts are managed through conditions, the potential for long-term land-use conflict remains an important planning consideration.

Representations

Attachment 5

Representor 4 - Secretary, Community Corporation 20010

Name	Secretary, Community Corporation 20010
Address	
Submission Date	19/03/2026 10:26 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons Please see attachment	

Attached Documents

DavidBaker-13793726.pdf

City of Norwood Payneham & St Peters

Submission

Development Application: 26002653

Proposed Development: Change of use from a warehouse and shop to a distillery and bar.

Notified aspects: Distillery, Shop.

Land: 113 RUNDLE ST KENT TOWN SA 5067

Submitted by:

Dr David Baker

Secretary, Community Corporation 20010

Rundle Street, Kent Town

Contents

1. Introduction
2. Key concerns.
3. Conditions if approval is granted
4. Conclusion

1. Introduction

This submission concerns the proposed development of a distillery adjacent to residential properties in Rundle Street, Kent Town.

Residents of Community Corporation 20010 have lived at this location for over 25 years, and their homes are immediately adjacent to the proposed development and within a mixed-use environment.

The corporation is responsible for managing common property and representing the collective interests of residents whose homes are directly affected by activities occurring on neighbouring land.

Among many concerns, the proposed distillery would operate immediately adjacent to established residential dwellings, with loading and operational activities proposed approximately one metre from residential lounge and bedroom windows

While mixed-use development is recognised in this locality, the Planning & Design Code requires that development be designed and located to mitigate adverse effects on neighbouring land uses, particularly where residential uses are directly adjacent.

The proposed development represents a new activity located adjacent to established residential dwellings. Under accepted planning principles, including the “agent of change” principle, the proponent, not the existing residents, should demonstrate how the development will prevent impacts on existing residents. In planning practice, this means that if a new business moves near residences, it must design its operations so that residents are protected from noise, traffic and disturbance. Residents should not be expected to tolerate new impacts simply because the area is mixed-use.

The application relies largely on general statements regarding “limited” or “moderate” impacts but does not provide supporting technical assessments of noise, traffic, loading activity, or operational impacts. Additional information and appropriate operational conditions are required before the proposal can be properly assessed under the Planning and Design Code.

This submission in Section 2 details our key concerns, and in Section 3 we list the conditions we believe are required if approval is granted.

While we are reasonable and do not wish to be obstructionist, at present the application does not provide sufficient evidence to demonstrate that impacts on neighbouring residents will be acceptable.

2. Key Concerns.

This submission raises concerns regarding:

2.1 Protection of Residential Amenity
2.2 Interest of Community Corporation 20010
2.3 Interface Between Industrial and Residential Uses
2.4 Implication of potential reduced value of residential property
2.5 Lack of Supporting Technical Evidence
2.6 Noise and Management of Patrons
2.7 Operating Hours
2.8 Traffic, Parking and Pedestrian Safety
2.9 Intensification of Activity in a Constrained Street
2.10 Hazardous Materials and Safety
2.11 Emergency Management

Discussion

2.1 Protection of Residential Amenity
The proposed development is immediately adjacent to nearby residential dwellings. The proposed loading/unloading zone is within 2 metres of the living room and bedroom windows and the front courtyard of the 121 Rundle St residence, and within 6 metres of the living room and bedroom windows and the front courtyard of the 123 Rundle St residence.

The Planning & Design Code requires development to be designed to avoid unreasonable impacts on sensitive receivers, including residents.

The proximity of loading areas, operational activities and potential entertainment uses raises concerns about noise and disturbance.

2.2 Interest of Community Corporation 20010

Community Corporation 20010 represents owners and residents whose homes are located immediately adjacent to the proposed development site.

Many residents have lived at this location for more than 25 years in a mixed-use environment that has historically had relatively limited impacts on residential amenity.

Because the proposed distillery would operate in extremely close proximity to residential dwellings, the Community Corporation has a legitimate interest in ensuring that the development is carefully assessed and that the residents' amenity and safety are properly considered.

2.3 Interface Between Industrial and Residential Uses

While the locality supports mixed uses, the Planning & Design Code requires development to mitigate adverse impacts between neighbouring land uses

In this case, the proposed development would operate immediately adjacent to residential dwellings, including operational and loading activities located very close to residential windows and courtyards.

The application does not adequately demonstrate how potential impacts from operational noise, loading and unloading activities, trading activities, deliveries, and operating hours will be mitigated to protect residential amenity.

Residents have existed in this place long before this proposal, and the burden should not fall on residents to tolerate new impacts.

Nearby dwellings represent sensitive receivers, and impacts on our amenity should be carefully considered in the assessment of the proposal.

2.4 Implication of the potential reduced value of residential property

Members have expressed concern about the potential loss of property value due to the Distillery.
While loss of property value by itself may not be a planning ground, the proposal risks diminishing the residential amenity of neighbouring homes through factors such as noise, deliveries, late operating hours, parking, and visitor traffic. These impacts are likely to affect the residential amenity, enjoyment and market value of surrounding residential properties.
This situation should at least support our arguments for applying strong conditions to a decision.

2.5 Lack of Supporting Technical Evidence

The application repeatedly states that impacts will be “limited”, “moderate”, or “consistent with light industry”. However, no supporting technical assessments have been provided.

Examples of impacts include:

- noise
- vibration
- odour
- traffic disturbance
- lighting
- late-night activity

In particular, the application does not include:

- an acoustic assessment
- a traffic or parking assessment
- an odour assessment. For example, waste storage and removal must occur in a manner that does not cause odour or noise impacts on nearby properties.

Without these assessments, it is difficult to demonstrate that the development will satisfy the relevant Performance Outcomes of the Planning and Design Code.

2.6 Noise and Management of Patrons

The proposal indicates that equipment will operate at “moderate noise levels”. However, no noise measurements or modelling have been provided.

Potential sources of noise include:

- distillation equipment
- bottling or packaging operations
- loading and unloading of goods
- delivery and dispatch vehicles
- waste collection
- patron activity
- possible entertainment activities.

Of particular concern is that loading and unloading are proposed outside the front door of the building, in very close proximity to residential windows.

Loading noise can often be a large source of disturbance, for example from pallets, bottle crates, kegs, van doors and reversing alarms.

Because the driveway is located within two metres of residential lounge and bedroom windows, this arrangement will create significant disturbance to residents.

The photos below show the roller door, the proposed loading/unloading area & their proximity to residential windows and courtyards at the adjacent residence at 121 Rundle Street and 123 Rundle Street. They are separated only by a corrugated iron fence.









Photos deleted because of file corruption

We believe that loading and unloading should occur within the building behind a closed roller door.

A condition could be to restrict deliveries and dispatch to occur only between 9:00 am and 5:00 pm, Monday to Friday. This condition could prevent early morning disturbance, evening noise and weekend disruption.

2.7 Operating Hours

The proposal says the bar area is to operate between 10 am and 10 pm every day of the week for 362 days annually for up to 80 patrons to consume alcohol in situ and to purchase takeaway. To residents living nearby as we are, this seems an excessive amount of this sort of activity.

The application refers to several different categories of hours including:

- licensed hours
- standard business hours
- standard operating hours
- standard operating hours for the distillery.

These references create uncertainty regarding the times at which production activities, deliveries and despatch, customer trading, waste collection and entertainment activities may occur.

Further, conditions on tasting, entertainment, and events must not exceed the specified limits. This can also ensure to the extent possible, that the site and the street does not gradually become a bar or entertainment venue.

We ask for clear operating hours to be defined to ensure that activities do not adversely affect our nearby residential properties.

2.8 Traffic, Parking and Pedestrian Safety

The application states that the surrounding area offers sufficient opportunities for on-street parking, but this does not reflect the existing situation in Rundle Street.

The proposed development should be assessed in the context of existing traffic and safety concerns in Rundle Street, which are currently the subject of government movement studies and community consultation.

Residents, businesses and community associations have documented ongoing concerns, including:

- limited on-street parking availability
- commercial vehicles parking illegally on footpaths
- pedestrian safety concerns
- vehicles reversing across footpaths.

These issues, through community consultation and safety reviews of Rundle Street have been raised in previous years and this year, led by the Rundle Street Community Inc Association and in liaison with Department of Infrastructure and Transport and the Norwood, Payneham & St Peters Council,. These may be seen at:

Rundle Street Movement Study 2025
https://rundlestreetkenttown.net/traffic-in-rundle-street/movement-study/

Rundle Street Association survey 2024
https://rundlestreetkenttown.net/our-goals-2/survey/

Aged Friendly Kent Town survey 2024
https://ktra.net.au/about-us/strategies-and-reports/age-friendly-kent-town/survey-results/

The proposed development may introduce additional activity including:

- delivery vehicles
- more parking
- dispatch of goods
- staff vehicles
- customer vehicles.
- Production activities
- Waste collection
- possible entertainment activities
- traffic on footpaths

These cumulative impacts on Rundle Street traffic and safety have not been assessed in the application and traffic, and parking assessments are required.

2.9 Intensification of Activity in a Constrained Street

Rundle Street is a relatively narrow urban street that already experiences pressure on parking, loading space, and the movement of cyclists and pedestrians. Council should consider whether the street environment can safely absorb that increase.

Existing safety concerns, including illegal parking by commercial vehicles and vehicle movements across footpaths, have been documented through community reporting and government movement studies.

Additional delivery, dispatch and visitor activity associated with the proposed distillery would intensify these pressures. The application should include a traffic assessment demonstrating that the street environment can safely accommodate this increased activity.

2.10 Hazardous Materials and Safety

The proposal indicates that ethanol and other flammable chemicals, which require careful management, will be stored and handled on the premises.

Ethanol is a flammable substance and distillation processes involve heating equipment and vapours.

The application does not provide detailed information regarding:

- quantities of flammable materials
- fire safety arrangements
- separation distances from residential dwellings

- emergency notification procedures affecting neighbouring properties.

Given the proximity of residences, further information regarding safety management and regulatory compliance should be clearly demonstrated.
Also, neighbours must be informed of emergency procedures and contact details.

2.11 Emergency Management

The application refers to an Emergency Management Plan covering incidents such as chemical spills, power failures and security breaches.

However, the proposal does not indicate how neighbouring residents would be informed in the event of an incident occurring at the premises.

Given the proximity of residential dwellings, appropriate communication procedures should be established.

3. Conditions requested if approval is to be granted

If Council is to approve the development, the following reasonable conditions are requested to protect the amenity and safety of nearby residents.

This submission requests conditions regarding:

3.1 Operating Hours
3.2 Licensed Trading Hours
3.3 Deliveries and Dispatch
3.4 Loading and Unloading
3.5 Noise Management
3.6 Live entertainment
3.7 Waste Collection
3.8 Hazardous Materials Management
3.9 Emergency Contact
3.10 Traffic and parking assessments

Discussion

Definitive operating hours for production, deliveries, trading and customer activity must be clarified.

3.1 Operating Hours

Distillery production activities must occur only between:
Monday–Friday: 8:00 am – 6:00 pm

No production activities should occur on weekends or public holidays unless specifically approved by the relevant authority following consultation with nearby residents.

3.2 Licensed Trading Hours

Customer trading hours between 10 am and 10 pm every day of the week for 362 days annually for up to 80 patrons to consume alcohol in situ and to purchase takeaway seems excessive to residents living nearby as we are. If this is approved, then there should be conditions requiring noise to be confined within the premises and the management of noise from arriving and departing guests.

The effects on nearby residential properties from evening disturbances would be limited if the bar area operates until 8pm, not 10pm.

Management must implement Responsible Service of Alcohol measures to prevent disturbance to nearby residents.

3.3 Deliveries and Despatch
All deliveries and despatch of goods should be limited to: Monday–Friday: 10.00 am – 5:00 pm

No deliveries should occur outside these hours or on weekends or public holidays.

3.4 Loading and Unloading

Loading and unloading of goods must occur within the building behind a closed roller door, not in the driveway area.

This is necessary because the driveway is located within two metres from the residential lounge and bedroom windows.

3.5 Noise Management

Noise should be contained within the building by effective sound shielding and doors closed at all times.

Prior to operation, an acoustic assessment should be undertaken by an independent qualified acoustic engineer demonstrating that noise emissions from the development will comply with the EPA Noise Policy and will not adversely affect nearby residential properties.

Any recommended acoustic treatments must be implemented before operations commence.

3.6 Live entertainment

No amplified music or entertainment should occur on the premises.

Any live entertainment should be limited to unamplified acoustic performances occurring indoors only.

3.7 Waste Collection

All waste should be collected between: 7:00 am – 5:00 pm, Monday–Friday.

3.8 Hazardous Materials Management

The quantities and storage arrangements for ethanol and other flammable materials must be clarified. All storage of ethanol and other flammable materials must comply with relevant fire safety standards.

The operator should provide confirmation that the facility meets requirements of the Metropolitan Fire Service and relevant safety authorities.

3.9 Emergency Contact

A 24-hour contact number for the operator should be provided to neighbouring residents so that any operational issues can be addressed promptly.

3.10 Traffic and parking assessments

The cumulative impacts on Rundle Street traffic and safety have not been assessed in the application and traffic, and parking assessments are required.

4. Conclusion

Residents of Community Corporation 20010 support appropriate mixed-use development in Kent Town. However, the current application does not demonstrate that the proposed distillery can operate without unreasonable impacts on neighbouring residential properties, particularly given the unreasonable and extremely proximity between the proposed loading area and residential windows. This creates a significant risk of noise disturbance and loss of residential amenity.

The proposal raises important issues relating to the interface between commercial and residential land uses. Established residential dwellings adjacent to the site represent sensitive receivers under planning policy. The proponent has not demonstrated, through a technical assessment, that noise, parking, loading activities, and operational impacts will be acceptable. Furthermore, under accepted planning principles, including the “agent of change” principle, the new development is responsible for ensuring that existing residents are protected from adverse impacts.

Key undesirable externalities remain in this proposal. Further technical information and appropriate operational conditions are required to ensure that the development can comply with the relevant provisions of the Planning and Design Code and protect residential amenity.

The Planning & Design Code requires that development be designed to avoid unreasonable impacts on sensitive receivers such as residential dwellings. At present this has not been adequately demonstrated. Our submission identifies key planning issues that should be carefully considered when assessing the application.

If approval is considered, the development should be subject to strict conditions to protect nearby residents. As such, we are not opposing all development but want reasonable safeguards.

Further information and clear operational conditions would be required before the proposal can be properly assessed against the relevant provisions of the Planning & Design Code.

Yours Faithfully

Dr David Baker

Secretary, Community Corporation 20010
Rundle Street, Kent Town

Convenor, Rundle Street Community Inc.

Representations

Attachment 5

Representor 5 - Patrick Baker

Name	Patrick Baker
Address	
Submission Date	19/03/2026 01:26 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Please see attachment provided	

Attached Documents

PatrickBaker-13797403.pdf
EmailRedacted-13797404.pdf

From: Patrick Baker
Sent: Thursday, 19 March 2026 11:58 AM
To: Kieran Fairbrother
Subject: Re: Re:

To: Development Assessment Panel

City of Norwood Payneham & St Peters

Re: Development Application – 26002653; Proposed Distillery

Location: 113 RUNDLE ST KENT TOWN SA 5067

I am a tenant living at , within 5 metres of the proposed distillery site. I live here with my family of two children and parents.

I wish to raise concerns about the potential traffic and parking and safety impacts associated with the proposed distillery. The proposal risks unreasonable impacts on the residential amenity of nearby dwellings.

Rundle Street already experiences significant traffic movement and parking pressure, particularly during business hours and in the evening. Residents and visitors compete for limited on-street parking, and vehicle movements along the street can be heavy.

Vehicles, especially but not only commercial vehicles, already drive and park illegally on the footpaths. Staff of adjacent businesses reverse their many vehicles, often large SUV's, across footpaths endangering pedestrians which include families and people with disabilities. There are people using wheelchairs having to maneuvere around vehicles on the footpaths.
I am already concerned about the safety of my children. Added traffic will make this situation worse.

Parking on Rundle Street is already difficult and will be made more so with extras from the Distillery's staff and customers and commercial vehicles. The Development Application said that all will be OK, but the author obviously doesn't live or work here. There are reports attesting to the parking problems here. The Development Application should commission an up-to-date independent parking review and speak to Council.

A distillery operation may generate additional vehicle activity including:

- delivery vehicles bringing raw materials
- freight collection and dispatch
- staff vehicles

- visitor and tasting room traffic

Additional commercial traffic may increase congestion and parking demand, making it more difficult for residents to access parking near their homes.

For these reasons I am opposed, but I respectfully request that the Development Assessment Panel when assessing this proposal carefully consider the impacts on nearby residents particularly the traffic and parking implications of the proposal and whether the surrounding street network can accommodate these additional movements without negatively affecting nearby residents. I understand that planning decisions must consider the impacts of a development on the amenity, safety and functioning of the surrounding area. As a resident living close to the site with my family, I believe the matters raised above are relevant planning considerations and should be carefully assessed in determining whether the proposed distillery is appropriate in this location. I will leave it to others to make verbal submissions to the panel.

Thank you for considering my written submission.

Patrick Baker

Representations

Attachment 5

Representor 6 - X Kong

Name	X Kong
Address	
Submission Date	20/03/2026 09:30 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

DistilleryCorpSubmission18Mar-Redacted-13805056.pdf

City of Norwood Payneham & St Peters

Submission

Development Application: 26002653

Proposed Development: Change of use from a warehouse and shop to a distillery and bar.

Notified aspects: Distillery, Shop.

Land: 113 RUNDLE ST KENT TOWN SA 5067

Submitted by:

X Kong and J Liu c/o Professionals Adelaide City Realty

The owner of

Contents

1. Introduction
2. Key concerns.
3. Conditions if approval is granted
5. Conclusion

1. Introduction

This submission concerns the proposed development of a distillery adjacent to residential properties in Rundle Street, Kent Town.

Our property, , is under the Community Corporation 20010. Residents of Community Corporation 20010 have lived at this location for over 25 years, and their homes are immediately adjacent to the proposed development and within a mixed-use environment.

The corporation is responsible for managing common property and representing the collective interests of residents whose homes are directly affected by activities occurring on neighbouring land.

Among many concerns, the proposed distillery would operate immediately adjacent to established residential dwellings, with loading and operational activities proposed approximately one metre from residential lounge and bedroom windows

While mixed-use development is recognised in this locality, the Planning & Design

Code requires that development be designed and located to mitigate adverse effects on neighbouring land uses, particularly where residential uses are directly adjacent.

The proposed development represents a new activity located adjacent to established residential dwellings. Under accepted planning principles, including the “agent of change” principle, the proponent, not the existing residents, should demonstrate how the development will prevent impacts on existing residents. In planning practice, this means that if a new business moves near residences, it must design its operations so that residents are protected from noise, traffic and disturbance. Residents should not be expected to tolerate new impacts simply because the area is mixed-use.

The application relies largely on general statements regarding “limited” or “moderate” impacts but does not provide supporting technical assessments of noise, traffic, loading activity, or operational impacts. Additional information and appropriate operational conditions are required before the proposal can be properly assessed under the Planning and Design Code.

This submission in Section 2 details our key concerns, and in Section 3 we list the conditions we believe are required if approval is granted.

While we are reasonable and do not wish to be obstructionist, at present the application does not provide sufficient evidence to demonstrate that impacts on neighbouring residents will be acceptable.

2. Key Concerns.

This submission raises concerns regarding:

2.1 Protection of Residential Amenity
2.2 Interest of Community Corporation 20010
2.3 Interface Between Industrial and Residential Uses
2.4 Implication of potential reduced value of residential property
2.5 Lack of Supporting Technical Evidence
2.6 Noise and Management of Patrons
2.7 Operating Hours
2.8 Traffic, Parking and Pedestrian Safety
2.9 Intensification of Activity in a Constrained Street
2.10 Hazardous Materials and Safety
2.11 Emergency Management

Discussion

2.1 Protection of Residential Amenity
The proposed development is immediately adjacent to nearby residential dwellings. The proposed loading/unloading zone is within 2 metres of the living room and bedroom windows and the front courtyard of the 121 Rundle St residence, and within 6 metres of the living room and bedroom windows and the front courtyard of the 123 Rundle St residence.

The Planning & Design Code requires development to be designed to avoid unreasonable impacts on sensitive receivers, including residents.

The proximity of loading areas, operational activities and potential entertainment uses raises concerns about noise and disturbance.

2.2 Interest of Community Corporation 20010

Community Corporation 20010 represents owners and residents whose homes are located immediately adjacent to the proposed development site.

Many residents have lived at this location for more than 25 years in a mixed-use environment that has historically had relatively limited impacts on residential amenity.

Because the proposed distillery would operate in extremely close proximity to residential dwellings, the Community Corporation has a legitimate interest in ensuring that the development is carefully assessed and that the residents' amenity and safety are properly considered.

2.3 Interface Between Industrial and Residential Uses

While the locality supports mixed uses, the Planning & Design Code requires development to mitigate adverse impacts between neighbouring land uses

In this case, the proposed development would operate immediately adjacent to residential dwellings, including operational and loading activities located very close to residential windows and courtyards.

The application does not adequately demonstrate how potential impacts from operational noise, loading and unloading activities, trading activities, deliveries, and operating hours will be mitigated to protect residential amenity.

Residents have existed in this place long before this proposal, and the burden should not fall on residents to tolerate new impacts.

Nearby dwellings represent sensitive receivers, and impacts on our amenity should be carefully considered in the assessment of the proposal.

2.4 Implication of the potential reduced value of residential property

Members have expressed concern about the potential loss of property value due to the Distillery.

While loss of property value by itself may not be a planning ground, the proposal risks diminishing the residential amenity of neighbouring homes through factors such as noise, deliveries, late operating hours, parking, and visitor traffic. These impacts are likely to affect the residential amenity, enjoyment and market value of surrounding residential properties.

This situation should at least support our arguments for applying strong conditions to a decision.

2.5 Lack of Supporting Technical Evidence

The application repeatedly states that impacts will be “limited”, “moderate”, or “consistent with light industry”. However, no supporting technical assessments have been provided.

Examples of impacts include:

- noise
- vibration
- odour
- traffic disturbance
- lighting
- late-night activity

In particular, the application does not include:

- an acoustic assessment
- a traffic or parking assessment
- an odour assessment. For example, waste storage and removal must occur in a manner that does not cause odour or noise impacts on nearby properties.

Without these assessments, it is difficult to demonstrate that the development will satisfy the relevant Performance Outcomes of the Planning and Design Code.

2.6 Noise and Management of Patrons

The proposal indicates that equipment will operate at “moderate noise levels”. However, no noise measurements or modelling have been provided.

Potential sources of noise include:

- distillation equipment
- bottling or packaging operations
- loading and unloading of goods
- delivery and dispatch vehicles
- waste collection
- patron activity
- possible entertainment activities.

Of particular concern is that loading and unloading are proposed outside the front door of the building, in very close proximity to residential windows.

Loading noise can often be a large source of disturbance, for example from:

- pallets
- bottle crates
- kegs
- van doors
- reversing alarms.

Because the driveway is located within two metres of residential lounge and bedroom windows, this arrangement will create significant disturbance to residents.

The photos below show the roller door, the proposed loading/unloading area & their proximity to residential windows and courtyards at the adjacent residence at 121 Rundle Street and 123 Rundle Street. They are separated only by a corrugated iron fence.









We believe that loading and unloading should occur within the building behind a closed roller door.

A condition could be to restrict deliveries and dispatch to occur only between 9:00 am and 5:00 pm, Monday to Friday. This condition could prevent early morning disturbance, evening noise and weekend disruption.

2.7 Operating Hours

The proposal says the bar area is to operate between 10 am and 10 pm every day of the week for 362 days annually for up to 80 patrons to consume alcohol in situ and to purchase takeaway. To residents living nearby as we are, this seems an excessive amount of this sort of activity.

The application refers to several different categories of hours including:

- licensed hours
- standard business hours
- standard operating hours
- standard operating hours for the distillery.

These references create uncertainty regarding the times at which:

- production activities
- deliveries and dispatch
- customer trading
- waste collection
- entertainment activities

may occur.

Further, conditions on tasting, entertainment, and events must not exceed the specified limits. This can also ensure to the extent possible, that the site and the street does not gradually become a bar or entertainment venue.

We ask for clear operating hours to be defined to ensure that activities do not adversely affect our nearby residential properties.

2.8 Traffic, Parking and Pedestrian Safety

The application states that the surrounding area offers sufficient opportunities for on-street parking, but this does not reflect the existing situation in Rundle Street.

The proposed development should be assessed in the context of existing traffic and safety concerns in Rundle Street, which are currently the subject of government movement studies and community consultation.

Residents, businesses and community associations have documented ongoing concerns, including:

- limited on-street parking availability

- commercial vehicles parking illegally on footpaths
- pedestrian safety concerns
- vehicles reversing across footpaths.

These issues, through community consultation and safety reviews of Rundle Street have been raised in previous years and this year, led by the Rundle Street Community Inc Association and in liaison with Department of Infrastructure and Transport and the Norwood, Payneham & St Peters Council,. These may be seen at:

Rundle Street Movement Study 2025
https://rundlestreetkenttown.net/traffic-in-rundle-street/movement-study/

Rundle Street Association survey 2024
https://rundlestreetkenttown.net/our-goals-2/survey/

Aged Friendly Kent Town survey 2024
https://ktra.net.au/about-us/strategies-and-reports/age-friendly-kent-town/survey-results/

The proposed development may introduce additional activity including:

- delivery vehicles
- more parking
- dispatch of goods
- staff vehicles
- customer vehicles.
- Production activities
- Waste collection
- possible entertainment activities
- traffic on footpaths

These cumulative impacts on Rundle Street traffic and safety have not been assessed in the application and traffic and parking assessments are required.

2.9 Intensification of Activity in a Constrained Street

Rundle Street is a relatively narrow urban street that already experiences pressure on parking, loading space, and the movement of cyclists and pedestrians. Council should consider whether the street environment can safely absorb that increase.

Existing safety concerns, including illegal parking by commercial vehicles and vehicle movements across footpaths, have been documented through community reporting and government movement studies.

Additional delivery, dispatch and visitor activity associated with the proposed distillery would intensify these pressures. The application should include a traffic assessment demonstrating that the street environment can safely accommodate this increased activity.

2.10 Hazardous Materials and Safety

The proposal indicates that ethanol and other flammable chemicals, which require careful management, will be stored and handled on the premises.

Ethanol is a flammable substance and distillation processes involve heating equipment and vapours.

The application does not provide detailed information regarding:

- quantities of flammable materials
- fire safety arrangements
- separation distances from residential dwellings
- emergency notification procedures affecting neighbouring properties.

Given the close proximity of residences, further information regarding safety management and regulatory compliance should be clearly demonstrated.
Also, neighbours must be informed of emergency procedures and contact details.

2.11 Emergency Management

The application refers to an Emergency Management Plan covering incidents such as:

- chemical spills
- power failures
- security breaches.

However, the proposal does not indicate how neighbouring residents would be informed in the event of an incident occurring at the premises.

Given the proximity of residential dwellings, appropriate communication procedures should be established.

3. Conditions requested if approval is to be granted

If Council is to approve the development, the following reasonable conditions are requested to protect the amenity and safety of nearby residents.

This submission requests conditions regarding:

3.1 Operating Hours
3.2 Licensed Trading Hours
3.3 Deliveries and Dispatch
3.4 Loading and Unloading
3.5 Noise Management
3.6 Live entertainment
3.7 Waste Collection
3.8 Hazardous Materials Management
3.9 Emergency Contact
3.10 Traffic and parking assessments

Discussion

Definitive operating hours for production, deliveries, trading and customer activity must be clarified.

3.1 Operating Hours

Distillery production activities must occur only between:
Monday - Friday: 8:00 am – 6:00 pm

No production activities should occur on weekends or public holidays unless specifically approved by the relevant authority following consultation with nearby residents.

3.2 Licensed Trading Hours

Customer trading hours between 10 am and 10 pm every day of the week for 362 days annually for up to 80 patrons to consume alcohol in situ and to purchase takeaway seems excessive to residents living nearby as we are. If this is approved, then there should be conditions requiring noise to be confined within the premises and the management of noise from arriving and departing guests.

The effects on nearby residential properties from evening disturbances would be limited if the bar area operates until 8pm, not 10pm.

Management must implement Responsible Service of Alcohol measures to prevent disturbance to nearby residents.

3.3 Deliveries and Dispatch

All deliveries and dispatch of goods should be limited to: Monday – Friday: 10.00 am – 5:00 pm

No deliveries should occur:

- outside these hours
- on weekends or public holidays.

3.4 Loading and Unloading

Loading and unloading of goods must occur within the building behind a closed roller door, not in the driveway area.

This is necessary because the driveway is located within two metres from the residential lounge and bedroom windows.

3.5 Noise Management

Noise should be contained within the building by effective sound shielding and doors closed at all times.

Prior to operation, an acoustic assessment should be undertaken by an independent qualified acoustic engineer demonstrating that noise emissions from the development will comply with the EPA Noise Policy and will not adversely affect nearby residential properties.

Any recommended acoustic treatments must be implemented before operations commence.

3.6 Live entertainment

No amplified music or entertainment should occur on the premises.

Any live entertainment should be limited to unamplified acoustic performances occurring indoors only.

3.7 Waste Collection

All waste should be collected between: 7:00 am – 5:00 pm, Monday – Friday.

3.8 Hazardous Materials Management

The quantities and storage arrangements for ethanol and other flammable materials must be clarified. All storage of ethanol and other flammable materials must comply with relevant fire safety standards.

The operator should provide confirmation that the facility meets requirements of the Metropolitan Fire Service and relevant safety authorities.

3.9 Emergency Contact

A 24-hour contact number for the operator should be provided to neighbouring residents so that any operational issues can be addressed promptly.

3.10 Traffic and parking assessments

The cumulative impacts on Rundle Street traffic and safety have not been assessed in the application and traffic, and parking assessments are required.

4. Conclusion

Residents of Community Corporation 20010 support appropriate mixed-use development in Kent Town. However, the current application does not demonstrate that the proposed distillery can operate without unreasonable impacts on neighbouring residential properties, particularly given the unreasonable and extremely close proximity between the proposed loading area and residential windows. This creates a significant risk of noise disturbance and loss of residential amenity.

The proposal raises important issues relating to the interface between commercial and residential land uses. Established residential dwellings adjacent to the site represent sensitive receivers under planning policy. The proponent has not demonstrated, through a technical assessment, that noise, parking, loading activities, and operational impacts will be acceptable. Furthermore, under accepted planning principles, including the “agent of change” principle, the new development is responsible for ensuring that existing residents are protected from adverse impacts.

Key undesirable externalities remain in this proposal. Further technical information and appropriate operational conditions are required to ensure that the development can comply with the relevant provisions of the Planning and Design Code and protect residential amenity.

The Planning & Design Code requires that development be designed to avoid unreasonable impacts on sensitive receivers such as residential dwellings. At present this has not been adequately demonstrated. Our submission identifies key planning issues that should be carefully considered when assessing the application.

If approval is considered, the development should be subject to strict conditions to protect nearby residents. As such, we are not opposing all development but want reasonable safeguards.

Further information and clear operational conditions would be required before the proposal can be properly assessed against the relevant provisions of the Planning & Design Code.

Yours Faithfully

X Kong, J Liu, the owner of

Daniel Yan, the property manager of Professionals Adelaide City Realty

Kent Town 2977 002

26 March 2026

Town Planning
Development Advice
Strategic Management

Presiding Member
Council Assessment Panel
City of Norwood Payneham & St Peters
Via the Plan SA Portal

Attention: Mr Kieran Fairbrother, Senior Urban Planner

Dear Mr Smith & Members

DA 26002653 – RESPONSE TO REPRESENTATIONS

I refer to the Development Application by Flagship Distillery that seeks Planning Consent for a change in use of an existing building located at 113 Rundle Street, Kent Town from warehouse to a distillery with an associated small bar.

I understand that as a result of public notification procedures undertaken by Council, 6 representations were received, 4 of which are in support of the proposal albeit with some concerns and 2 opposed for reasons outlined.

I am instructed by the Applicant to respond to the concerns raised by representors. As two of the representors seek to be heard by the Panel, I will attend this meeting to respond to any matters arising and questions from members.

As you will be aware, I have outlined my town planning opinion in relation to this proposal by letter of 30 January 2026. This advice sets out the nature of the proposed use in detail and addresses relevant provisions of the Planning & Design Code.

By way of summary, I provide the following for your consideration:

- the proposal is for the adaptive reuse of an existing premises approved for use as a warehouse, to conduct a distillery and associated bar for enjoyment by up to 80 patrons between the hours of 10 AM and 10 PM daily;

- the distillery is considered to be a *light industry*, in the meaning of such provided by the Code in so far as this activity is of limited intensity and scale, with a low propensity for discernible off site impacts;

- the bar activity would fall within the meaning of a *licenced premises* and is to be conducted in association with and ancillary to the primary use of these premises as a distillery;

- policies for the Urban Corridor (Main Street) Zone provides for vibrant entertainment uses that support an active day and evening economy, with licensed premises specifically identified as an envisaged use;

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Adelaide SA 5000
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phil@phillipbrunning.com
www.phillipbrunning.com

- the proposed use is to be conducted according to an operations and management plan prepared by the Applicant which sets out with some particularly the manner in which production and hospitality will conducted;

- uses of this nature are not new to this area, with several like examples that have been approved by the planning authority that I understand are conducted in a manner compatible with surrounding development;

- in so far as dwellings are provided for within the Urban Corridor (Main Street) Zone, their presence should not constrain the the achievement of the primary planning outcome which is for business, entertainment and recreational activities;

- as this is not a residential zone, a pristine level of amenity may not (in my view) be reasonably expected. The relevant test provided by the Code with respect to amenity, is to *mitigate* potential off-site impacts so as not to be *unreasonable*;

- ultimately, a balance must be struck between the interests of all land users.

More specifically with respect to noise arising from the bar activity to be conducted at the front of the premises, the Applicant has indicated through discissions with planning staff, a preparedness to accept conditions of approval along the lines of:

- any live music played within the premises shall be of an acoustic nature only; and

- any background music played through speakers within the premises shall not exceed existing background noise levels within Rundle Street directly in front of the site

I understand that conditions of this nature have been applied to like activities in mixed use locations such as this. Over and above these conditions, the Applicant has a *general environmental duty of care* under the Environment Protection Act 1993.

I am also mindful of the ability for redress by Council under the Local Nuisance & Litter Control Act 2016 and by the Commissioner under the Liquor Licensing Act 1997 should the need arise.

I provide the following response to concerns raised by the representors.

1. Mr Grant Burge,

Mr Burge is supportive with some concerns.

With respect to hours of operation, the bar will trade to 10PM which is somewhat less that other premises in the locality including the Kent Town Hotel, Tell Henry and Seventy Eight on Rundle that are licenced till 2AM.

As confirmed above, the Applicant is prepared to accept conditions of planning approval with respect to the playing of live music (acoustic only) with amplified music through speaks not exceeding background noise levels.

2. Ms Grace Zhu,

Ms Zhu is supportive with some concerns.

The bar is proposed to be operated to 10PM which is not 'late night', with all activities conducted within the building such that would afford a suitable level of acoustic containment. Once again, I refer to the abovementioned conditions of approval.

3. Dr David Baker, Convenor, Rundle Street Community Inc.

Dr Baker for the Rundle Street Community Inc. is supportive with some concerns.

I respectfully submit that much of this representation is in the nature of broader policy submissions to Council, including the need for further strategic and master planning in Kent Town. This policy agenda ought to be pursued through other channels.

Of the substantive planning matters raised, I believe that submissions made to date by and on behalf of the Applicant, more than adequately address these concerns which no doubt will be carefully taken into account by the Panel.

The potential for noise impact is limited and may be suitably mitigated in the manner outlined above. This is a mixed use, rather than a residential locality, with the Planning & Design Code clearly providing for an evening economy.

A suitable level of amenity for nearby residential uses is expected to prevail.

The proposed use is anticipated to generate relatively low levels of traffic movement and demand for car parking, within the capacity of this site and locality I suggest. Suitable pedestrian access is to be provided to and from the premises.

Appropriate measures and precautions will be observed with respect to safety, including that in relation to the storage and use of materials and finished product. Building Code and other regulatory requirements will be documented in due course.

There is no plan for expansion. The proposal for determination by the Panel is limited to that shown on the plans submitted. Any future application would of course be assessed in its own right, at that time according to the planning policies of the day.

4. Dr David Baker, Secretary, Community Corporation 20010,

Dr Baker for the Community Corporation is supportive with some concerns.

This representation displays many similarities with that by Rundle Street Community Inc. Be that as it may, I reaffirm the responses provided above which deal with the substantive town planning considerations raised.

With respect to impact on property value, the Panel would be aware this is not a valid town planning consideration particularly in the absence of any expert valuation advice to support such an assertion.

Hours of operation for production are proposed to be 8AM to 6PM Monday to Friday. These hours are commensurate with other non-residential uses in the locality and are considered reasonable in the circumstance.

More specifically with respect to inbound deliveries, this is to be limited to 9AM to 5PM Monday to Friday, with outbound dispatches of product commencing an hour earlier and later. If necessary, these hours can be aligned to the lesser of the two.

All deliveries and dispatches will occur on the property itself.

Considerations with respect to waste management, safe storage of materials, fire safety and emergency management are adequately documented in the operations and management plan prepared by the Applicant.

With respect to trading hours for the bar, I reaffirm that 10PM is not unreasonable in this context and substantively earlier than other licenced premises nearby. The responsible service of alcohol will be observed by the licensee.

As required, a 24-hour emergency contact number may be provided by the Applicant.

5. Mr Patrick Baker,

Mr Baker opposes the development.

Mr Baker is concerned with respect to the potential for traffic and parking impacts (more specifically arising from the use of commercial vehicles), pedestrian safety together with the amenity that he and his family enjoy within their adjacent dwelling.

It would seem from Mr Baker's representation that there is an underlying concern with the existing experience in this locality with respect to traffic, parking and pedestrian safety. This concern is acknowledged.

That said, I do not expect the proposed use of this existing premises (currently approved for use as a warehouse) will give rise to an increase in commercial vehicle movements to and from the site, and possibly less than that which has occurred in the past.

The proposed activity if of a limited scale and intensity. Commercial vehicle movement associated with deliveries is expected to occur on 2 to 5 occasions per week, with a similar frequency of movement for dispatches.

Commercial vehicles will be limited to light vehicle and small ridged trucks, that will utilise the existing driveway and roller door access to Rundle Street. Loading and unloading will occur for limited periods and conducted in a safe manner.

6. Mr X Kong & Ms J Liu,

Mr Kong & Ms Liu oppose the development

Mr Kong & Ms Liu are concerned with respect to residential amenity, interface considerations, impact on property value, noise and patron management, hours of operation, traffic, parking and pedestrian safety, hazard and emergency management.

I believe that I have adequately responded to these matters above and would be happy to expand further as required when I attend the Panel meeting. I accept that Mr Kong & Ms Liu's dwelling being immediately adjacent stands to be most affected.

While I may not say that no disturbance will be experienced as a result of the proposed use, the relevant planning test is whether such is *unreasonable* in a mixed use locality such as this which is predominated by commercial uses.

In conclusion, I of the opinion that the proposal is an acceptable form of development that suitably aligns with relevant policies of the Planning & Design Code and therefore warrants planning consent.

In so far as the proposed use may give rise to some appreciable impacts beyond its site, I do not anticipate this will be to an unacceptable extent and not unreasonable in this mixed-use context.

This proposal represents an exciting opportunity to provide a facility that would add interest and vitality within Kent Town for the enjoyment of those who reside and work there, and for visitors to the area.

Yours faithfully

PHILLIP BRUNNING & ASSOCIATES PTY LTD



PHILLIP BRUNNING RPIA
Registered Planner
Accredited Professional – Planning Levels 1, 2 & 3

Referral Snapshot

Development Application number:
26002653

Consent:
Planning Consent

Relevant authority:
Assessment Panel at City of Norwood, Payneham and St. Peters

Consent type for distribution:
Planning

Referral body:
Commissioner of Highways

Response type:
Schedule 9 (3)(7) Development Affecting Transport Routes and Corridors

Referral type:
Direction

Response date:
8 May 2026

Advice:
With comments, conditions and/or notes

Advisory Note 1
The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Rundle Street frontage of this site for future upgrading of the Fullarton Road/Rundle Street intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement. As no building works are occurring within these areas, consent is not required in this instance.

Advisory Note 2

Should the subject site be redeveloped in the future, the Department for Infrastructure and Transport will require that the parking and access arrangements are revised to comply with current requirements under the Planning and Design Code, this includes ensuring that all vehicles can enter and exit the site in a forward direction.

Kieran Fairbrother

From: Kieran Fairbrother
Sent: Friday, 27 February 2026 3:28 PM
To:
Cc: 'Cameron Shaw'
Subject: RE: Development application - 26002653: 113 Rundle St Kent Town SA 5067

Good afternoon Phil and Cameron,

I hope you're both doing well.

I discussed this application with my colleagues yesterday at our weekly team meeting to get their view on the proposal. In particular, I note that the premises is proposed to operate 7 days a week up until 10pm and intends to provide live music on occasion. I would also expect amplified music to be played at other times. There are a number of residential dwellings surrounding the subject site and so my question to my colleagues was whether we should be requesting an acoustic report to satisfy us that the premises can operate without prejudicing the amenity of nearby dwellings.

My colleagues' consensus view was that an acoustic report should be provided for this application. I was of a slightly more lenient view in that I was willing to consider assessing the proposal without one unless we received representations that expressed concerns about the potential for noise. Alas, we have received a representor that is concerned about noise impacts from the proposal, so now I'd prefer to get on the front foot with you rather than waiting another few weeks for the public notification period to finish before issuing this request.

Hence, I request that an acoustic report is provided (prepared by a suitably qualified acoustic engineer) that:

- considers all potential sources of noise emissions from this development;
- models what impact those noise emissions may have on the amenity of nearby sensitive receivers (in the context of any relevant EPA criteria);
- evaluates any such impacts in the context of Performance Outcomes 1.2 and 4.1 of the Interface Between Land Uses module of the P&D Code (below); and
- discusses any potential noise mitigation measures that may need to be implemented to ensure the proposed development does not unreasonable impact the amenity of nearby sensitive receivers.

Relevant P&D Code policies:

PO 1.2

Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommo
sensitive receivers is designed to minimise adverse impacts.

PO 4.1

Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensi
receivers).

I will upload a copy of this email in the portal as an RFI.

Please don't hesitate to reach out if you have any queries.

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Kieran Fairbrother

From: Kieran Fairbrother
Sent: Thursday, 12 March 2026 2:33 PM
To: 'Cameron Shaw'
Cc:
Subject: RE: Requirement for Acoustic Report

Hi Cameron,

I have just spoken with my manager about all of this and he agrees that we can withdraw the request given your acceptance of those conditions.

Just a thought for you before you advise the acoustic firm you were looking to engage, did you want to wait until after public notification has finished just to ensure nobody raises any very specific objections on the grounds of noise for which you might want an acoustic report to use in your response anyway? That choice is completely up to you, but I just thought I'd put it out there anyway. Public notification finishes on Wednesday night, so we would know by Thursday.

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

From: Cameron Shaw
Sent: Thursday, 12 March 2026 2:22 PM
To: Kieran Fairbrother
Cc:
Subject: Re: Requirement for Acoustic Report

Hi Kieran,

Very many thanks for your detailed response. I fully understand and accept the points you made below.

I greatly appreciate your consideration for withdrawing the current request for an acoustic report if the Panel includes the specified conditions in a future approval.

I am willing to accept those conditions.

Obviously, if the Panel insists that an acoustic report be conducted anyway, despite your recommendation, then my acceptance of those conditions may be withdrawn.

From this point, I will need to advise the prospective provider of the acoustic report on whether I will proceed as soon as practicable.

Kind regards,

Cameron

On Thu, 12 Mar 2026 at 14:04, Kieran Fairbrother wrote:

Hi Cameron,

Thanks for your email.

The production of an acoustic report is, unfortunately, a cost that applicants have to bear if we require one to be provided as part of a development application – that is to say if we feel that we need one to satisfy our assessment that noise emissions from the premises won't be an issue. For what it is worth, we also engage our own independent acoustic firm to review the report an applicant provides, which costs us several thousand also.

That being said, I offer the following in response to the points in your email. These responses are intended to explain the suitability of my request.

1. I have reviewed the DA and the supporting Management/Operational Plans and reconfirmed that there is no mention of the use of "amplifed music". It specifically mentions only "acoustic musicians" or "spoken word". The only mention of "amplified music" is in your email dated 27 Feb at 3:28 PM, where you state, "I would also expect amplified music to be played at other times". To avoid any doubt, the only amplified music will be background music played through the in-house PA system. There is no intent to have live bands playing amplified music. My reference to amplified music is intended to mean background music played over a PA system, not necessary live bans playing with amplified music. Background music played over a PA system can be turned up to volumes that would unreasonably affect the amenity of sensitive receivers. An acoustic engineer would be able to determine the maximum permissible levels which we could then enforce.
2. Noise emissions from distillery operations (as distinct from those from the hospitality operation) are a known quantity within the NPSP Council, as both "Australian Distilling Co" and "Reform Distilling" are in the Council area. If operational noise from these establishments has never been an issue, it stands to reason that it will be the same for Flagship Distillery. I have little concern that the noises from the distillery operations will be an issue, but in making the request for an acoustic report it would be unwise for that report to not cover every operation of the business, for completeness. It is also worth noting that building construction, proximity of sensitive receivers, operational limits, etc all play into the suitability of a business's operations and it would be unwise to generalise all distilleries as being exactly the same.
3. It's worth noting that Reform Distilling is also within the distance limit of a Primary Sensitive Receiver. Is there precedent for their requirement to produce an Acoustic Report? I did not assess that application, but I do know that the assessing officer (who no longer works here) didn't ask for an acoustic report and we have received many complaints about the noise produced by this business since they opened. I think we've negotiated a position now where these complaints have stopped, but it was an issue for a while – particularly into the evening/night hours.
4. Given Rundle Street's mixed-use nature, the EPP allows for an increase of 5-8dB over the regular limits.
5. The existing background noise is already high. Therefore, as a mixed use area, the allowable noise limits are higher again. This does not preclude an acoustic report being a reasonable request though
6. The Flagship Distillery bar is applying for licensed hours from 10 am until 10 pm (M>S). These hours are very conservative compared to the following venues on Rundle Street, all of which are within range of a Sensitive Receiver:
    - The Kent Town Hotel (76 Rundle Street) - 5am to midnight (M>W); 5am to 2am (T>S); 8am to midnight (S)
    - Tell Henry (39A Rundle Street) - 7am to 2am Every Day
    - Seventy Eight on rundle (78 Rundle Street) - 5am to 2am Every Day
7. Operational noise from the previous tenant (a clothing manufacturer) exceeds that of a Distillery and reinstating that operation would require no approval at all. Again, the distillery side of things is less of a concern than the front bar area and the noise that may emanate from this use in terms of patron noise and music noise.

Now, despite all of what I've said above, I would be willing to consider withdrawing the request for an acoustic report if you were amenable to the following conditions being imposed, if this development is ultimately approved by the Council Assessment Panel:

1. Any live music played within the premises shall be of an acoustic nature only.
2. Any background music played through speakers within the premises shall not exceed existing background noise levels within Rundle Street directly in front of the site.

I don't want to burden you with any unnecessary costs and the like, but equally I hope you can understand why I need to be satisfied that the business's operations won't unreasonably impact the amenity of sensitive receivers. To that end it is worth highlighting that you could move out in 5 years and a new distillery business move in that, without appropriate noise mitigation measures, could completely ruin the amenity of the area despite you not doing so during your occupation of the premises. Hence we need to balance everyone's interests with some analysis of the land use holistically too.

Please advise if you would be willing to accept these conditions, in which case I can discuss the withdrawal of the request for the acoustic report with my manager. You should note, however, that if this application is ultimately determined by the Council Assessment Panel, the fact that I may have withdrawn the request for the acoustic report and recommended the abovementioned conditions won't preclude the Panel from forming their own opinion that an acoustic report may still be required to satisfy them that the operations are appropriate. I just want to flag that with you.

I look forward to hearing back from you.

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067



Think before you print.

Confidentiality and Privilege Notice

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From: Cameron Shaw
Sent: Thursday, 12 March 2026 12:44 PM
To: Kieran Fairbrother
Subject: Requirement for Acoustic Report

Hi Kieran,

I have received a scope and cost estimate for providing an Acoustic Report to support our Development Application. The cost estimate is $5,940 (including GST). I feel this is a punitive imposition on a business trying to operate within an existing budget for the positive development of the area.

I therefore request that the requirement for this report be rescinded.

Flagship Distillery will respond to the Council regarding any representations that require a response at the appropriate time. However the comission of a report like this imposes an economic burden inconsistent with the information required to satisfy the response.

To maintain a proactive stance, the following points support rejecting a noise-based representation:

1. I have reviewed the DA and the supporting Management/Operational Plans and reconfirmed that there is no mention of the use of "amplifed music". It specifically mentions only "acoustic musicians" or "spoken word". The only mention of "amplified music" is in your email dated 27 Feb at 3:28 PM, where you state, "I would also expect amplified music to be played at other times". To avoid any doubt, the only amplified music will be background music played through the in-house PA system. There is no intent to have live bands playing amplified music.
2. Noise emissions from distillery operations (as distinct from those from the hospitality operation) are a known quantity within the NPSP Council, as both "Australian Distilling Co" and "Reform Distilling" are in the Council area. If operational noise from these establishments has never been an issue, it stands to reason that it will be the same for Flagship Distillery.
3. It's worth noting that Reform Distilling is also within the distance limit of a Primary Sensitive Receiver. Is there precedent for their requirement to produce an Acoustic Report?
4. Given Rundle Street's mixed-use nature, the EPP allows for an increase of 5-8dB over the regular limits.
5. The existing background noise is already high. Therefore, as a mixed use area, the allowable noise limits are higher again.

6. The Flagship Distillery bar is applying for licensed hours from 10 am until 10 pm (M>S). These hours are very conservative compared to the following venues on Rundle Street, all of which are within range of a Sensitive Receiver:

    - The Kent Town Hotel (76 Rundle Street) - 5am to midnight (M>W); 5am to 2am (T>S); 8am to midnight (S)
    - Tell Henry (39A Rundle Street) - 7am to 2am Every Day
    - Seventy Eight on rundle (78 Rundle Street) - 5am to 2am Every Day

7. Operational noise from the previous tenant (a clothing manufacturer) exceeds that of a Distillery and reinstating that operation would require no approval at all.

Our utmost aim is to operate in a way that minimises any adverse impacts on our neighbours and the community in general. And we will strictly adhere to the rules governing our operations. However, regarding the specific requirement for an acoustic report, we feel it imposes an unfair and unnecessary financial burden. From a technical perspective, sufficient evidence and precedent from existing operations allow for a fair judgement without needing to also refer to an acoustic report.

I appreciate your consideration of this request.

Kind regards,

Cameron

--



Cameron Shaw – Owner / Distiller

FLAGSHIP
DISTILLERY
Flagship Distillery

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5.2 DEVELOPMENT NUMBER – ID 25035754 - NORTH HAUS P1 DEVELOPMENTS PTY LTD – 25 LAURA STREET STEPNEY SA 5069

DEVELOPMENT NO.:	25035754
APPLICANT:	North Haus, P1 Developments Pty Ltd
ADDRESS:	25 LAURA ST STEPNEY SA 5069
NATURE OF DEVELOPMENT:	Demolition of existing dwelling, and construction of two (2), two-storey semi-detached dwellings, associated garaging and fencing, and removal of a regulated tree
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Historic Area • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Minimum Frontage (Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m) • Minimum Site Area (Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level) • Site Coverage (Maximum site coverage is 60 per cent)
LODGEMENT DATE:	18 Nov 2025
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.20 23/10/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Edmund Feary, Senior Urban Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	Heritage Advisor- David Brown City Arborist- Matthew Cole Consultant Hydrological Engineer- Melinda Lutton Senior Traffic Engineer- Rebecca Van Der Pennen Assets Manager- Josef Casilla

CONTENTS:

APPENDIX 1:	**Relevant P&D Code Policies**	**ATTACHMENT 3:**	**Representations**
ATTACHMENT 1:	**Application Documents**	**ATTACHMENT 4:**	**Response to Representations**
ATTACHMENT 2:	**Subject Land, Locality & Zoning Map**	**ATTACHMENT 5:**	**Internal Referral Advice**

DETAILED DESCRIPTION OF PROPOSAL & BACKGROUND:

The proposal involves the demolition of the existing dwelling on the site, and construction of two new dwellings (semi-detached). This includes the construction of two outbuildings (garages) and the removal of a regulated tree to facilitate the development.

The existing dwelling on the site is understood to have been constructed in 1945 (based on Valuer-General's data) and is in an austerity style.

The site is currently separated into two allotments, with the existing dwelling straddling the allotment boundaries. A new land division application (26010443) has been lodged, which seeks to realign the boundaries in line with this proposal and add party wall rights easements. This application is currently under assessment.

The proposed dwellings are symmetrical and are intended to mostly present to the street as a single dwelling. The front portion is single storey in nature, with a transverse gable roof and a blade canopy verandah. The main living areas are in the two-storey component of the dwellings, with the upper floor being set 5.7m behind the building line (but mostly obscured from Laura Street by the roof of the forward portion).

Vehicle access is provided from Henry Street at the rear of the site, and the proposal includes two outbuildings facing Henry Street, which also include transverse gables. The proposal would remove a regulated street tree (White Cedar *Melia azedarach*) on Henry Street, which is obstructing access.

The application was submitted on 11 November 2025 and lodged on 18 November 2025. An initial assessment determined that the original design could not be supported, and amendments were made to address concerns relating to heritage / streetscape impacts, flooding issues, and soft landscaping. Following these negotiations, an amended design was submitted with public notification occurring from the 13th of March - 2nd of April 2026, with representations received, two of whom wish to be heard.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 25 LAURA ST STEPNEY SA 5069
Title ref.: CT 5605/696 **Plan Parcel:** F17334 AL400 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Location reference: 25 LAURA ST STEPNEY SA 5069
Title ref.: CT 5605/696 **Plan Parcel:** F17334 AL401 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Shape:	Rectilinear
Frontage Width:	18.03m
Area:	558m^2
Topography:	The Henry Street frontage is notably higher than the Laura Street frontage, with the southeastern corner of the site being some 1.8m above the northwestern corner of the site. There is a fall of approximately 600mm east-west along Henry Street, and 300mm east-west along Laura Street. An existing retaining wall of approximately 400mm retains some of the fall within the site, but it mostly grades naturally between the streets.
Existing Structures:	Austerity-style dwelling constructed circa 1945, shade sail, two outbuildings (sheds)

Existing Vegetation:	Within the s es and shrubs, mostly various kinds of fruit trees, and lawn. There are four street trees on the verges; two on Laura Street (Honey Locust *Gleditsia triacanthos*) and two on Henry Street (White Cedar *Melia azedarach).*

Locality

A locality for the site is illustrated in **Attachment 2.** It extends some 66m southwest to Morcamb Street, and 55m east to the rear boundaries of properties facing Frederick Street (but not including properties facing Frederick Street). It includes properties facing both Laura and Henry Streets within that range.

The locality is part of the Historic Area Overlay and is mostly made up of original building stock from the Victorian and Edwardian eras. This is typically villas and cottages (single and double fronted) including some constructed at the corner. Many buildings have no front setback. Both Henry and Laura Streets have a relatively compact feel due to the narrow streets with limited setbacks.

Key built form elements include verandahs, simple pitched roofs, a single storey appearance, and masonry construction.

Street tree canopy is moderate, and the locality exhibits an overall high degree of amenity.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Tree-damaging activity: Code Assessed - Performance Assessed
  Carport or garage
  Semi-detached dwelling: Code Assessed - Performance Assessed
  Demolition: Code Assessed - Performance Assessed
  Outbuilding (Carport or garage): Code Assessed - Performance Assessed
  New housing
  Demolition

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code; No other pathways apply

PUBLIC NOTIFICATION

- **REASON**

Development exceeds the single-storey building height TNV

- **LIST OF REPRESENTATIONS**

Surname	First Name	Address	Position	Wishes to be heard?
Grigg	Brendan		Support	No
Lyons	Jessica		Support with concerns	No
Dottore	Carlo & Wendy		Opposed	Yes

Koroneos	Simeon (Sam)		Opposed	Yes
Moore	Evonne		Opposed	No

- **SUMMARY**

The representor supportive of the proposal noted that the existing building was “an eyesore” and considered that “the proposal makes good use of the site and, in particular, the rear access to Henry Street.”

Representors opposed or concerned by the development expressed a series of issues, including:

- Site coverage
- Soft landscaping
- Tree removal
- Bulk and scale
- Vehicle access and safety
- Visual outlook
- Car parking functionality
- Construction disturbance

As construction disturbance is not subject of any relevant policies in the Planning and Design Code, it is not addressed in the Planning Assessment below, though each of the other points are addressed. While sometimes Relevant Authorities (including both this Panel and the Assessment Manager) have chosen to include conditions requiring a Construction Environment Management Plan (CEMP), this is only typically required where there are circumstances which significantly constrain construction work on the site - an example being the construction of a dwelling opposite a school, where the CEMP was required to avoid conflicts with school traffic. While it could be considered that the narrow street network surrounding the subject site does present such a constraint worthy of a CEMP, it is not recommended.

AGENCY REFERRALS

None

INTERNAL REFERRALS

- Heritage Advisor - David Brown

The application was referred to Council’s Heritage Advisor, who expressed concern with a number of elements of the proposal in its initial form. Following meetings and negotiations with the Heritage Advisor, the application has been amended to address the majority of these concerns.

- City Arborist - Matthew Cole

The application was referred to Council’s City Arborist for comment on tree removal within the site, and the impact on Council street trees. He advised that there appeared to be no regulated trees within the site, though the street trees are regulated, one of which is proposed to be removed.

The City Arborist was not supportive of the removal of the street tree and had concerns about the impact of the development on the health of the trees, particularly those on the Laura Street frontage. These issues will be discussed further in the planning assessment below.

- Consultant Hydrological Engineer - Melinda Lutton

As the site is flood affected, the application was referred to Council’s consultant hydrological engineer for comment. Following a site inspection to ascertain the expected flood behaviour, suitable levels were advised which are expected to provide appropriate flood protection.

- Senior Traffic Engineer - Rebecca Van Der Pennen

Based on concerns from representors, comment was sought from Council's Senior Traffic Engineer. She advised that there may be some issues regarding manoeuvring and visibility from the proposed garages. This is discussed in further detail in the planning assessment below.

- Assets Manager - Josef Casilla

Advice was sought from Council's Assets Manager regarding impacts on the side entry pit adjacent to the site on Henry Street.

PLANNING ASSESSMENT

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

Demolition

The Historic Area Statement identifies the significant era of development for this area as being from 1850-1900. The existing dwelling on the site, being constructed in 1940, is clearly outside of this. It also does not exhibit the key characteristics of the area's historic character, as outlined in the Heritage Advisor's report.

As the existing building is not representative of the historic characteristics of the area, its demolition is acceptable in line with Historic Area Overlay PO 7.3.

Land Use & Question of Seriously at Variance

The Established Neighbourhood Zone primarily envisages residential uses. The Historic Area Overlay also generally envisages residential uses, with the Historic Area Statement referencing "Detached, semi-detached and row dwellings." The proposed development of a semi-detached dwelling is therefore generally consistent with this.

Noting this, and the conformity of the demolition with the policies of the Overlay, the proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

Allotment Suitability

It is noted that this application does not include land division but would involve the construction of two dwellings where there is presently only one.

Performance Outcome 2.1 of the Established Neighbourhood Zone states:

> *Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.*

The development site already consists of two residential allotments, with a boundary realignment proposed as part of a separate Development Application. The proposed allotments will both be 278sqm in area, exceeding the minimum site area of 200sqm sought by DPF 2.1. Smaller allotments are common along Laura Street, with long but narrow sites, typically providing rear access to Henry Street. The allotment configuration allows for rear garaging along Henry St, maintaining the streetscape along Laura Street.

The allotments are compatible with existing development patterns and are configured to maintain the prevailing streetscape character, therefore PO 2.1 is met.

Building Height & Visual Prominence of Second Storey

The proposed development involves the construction of two, two-storey dwellings, while the Zone and Historic Area Statement envisage development generally being single storey. As noted above, the locality has a generally single-storey character.

Performance Outcome 4.1 of the Established Neighbourhood Zone states:

> *Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.*

Historic Area Overlay PO 1.1 states:

> *All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.*

Historic Area Overlay PO 2.1 states:

> *The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.*

Historic Area Overlay PO 2.2 states:

> *Development is consistent with the prevailing building and wall heights in the historic area.*

These policies are generally concerned with the visual impact of the development and its impact on the area's character. The fundamental fact of the development's two-storey nature is therefore not in-and-of-itself an issue. Rather, the question is whether the appearance of the building detracts from the historic character (and broader character) of the area.

The area predominantly comprises single-storey built form, though there are some two storey dwellings in the locality. This includes the site at 23B Laura Street, which includes a similar gable feature to the form proposed in this development, with a roof terrace separating the gable element from the actual built form of the upper level. A view of this from the side is shown in the screenshot below from Google Streetview.

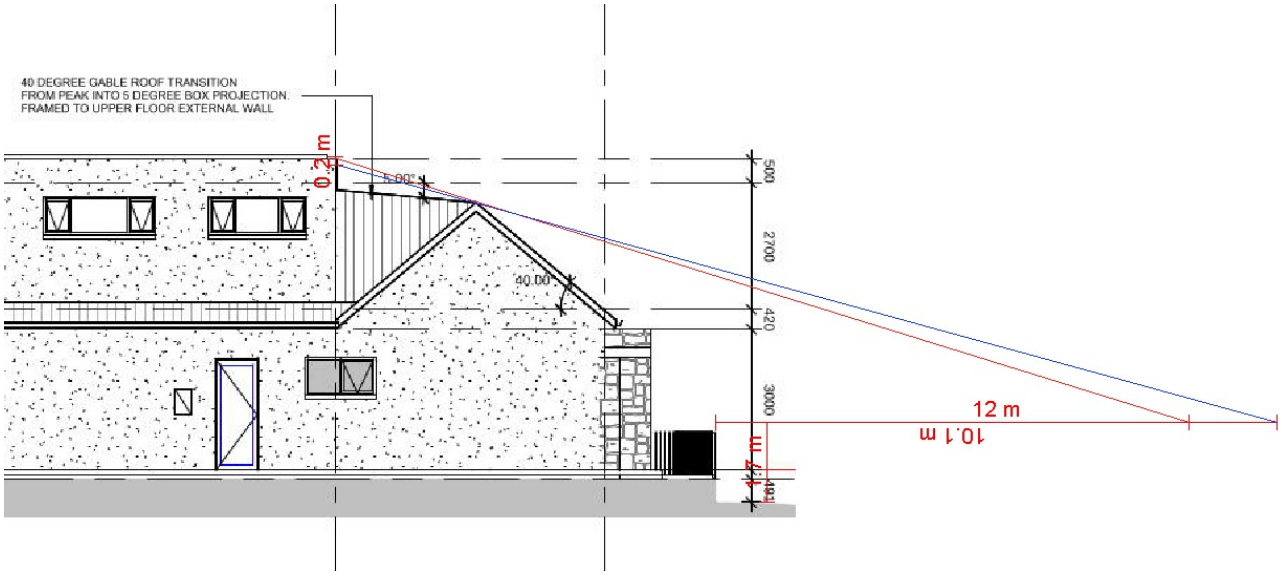


There is further two-storey development at the opposite end of the locality, including at 35 Laura Street and 68 Frederick Street. This is less sympathetic to the historic forms of the area and is shown below.



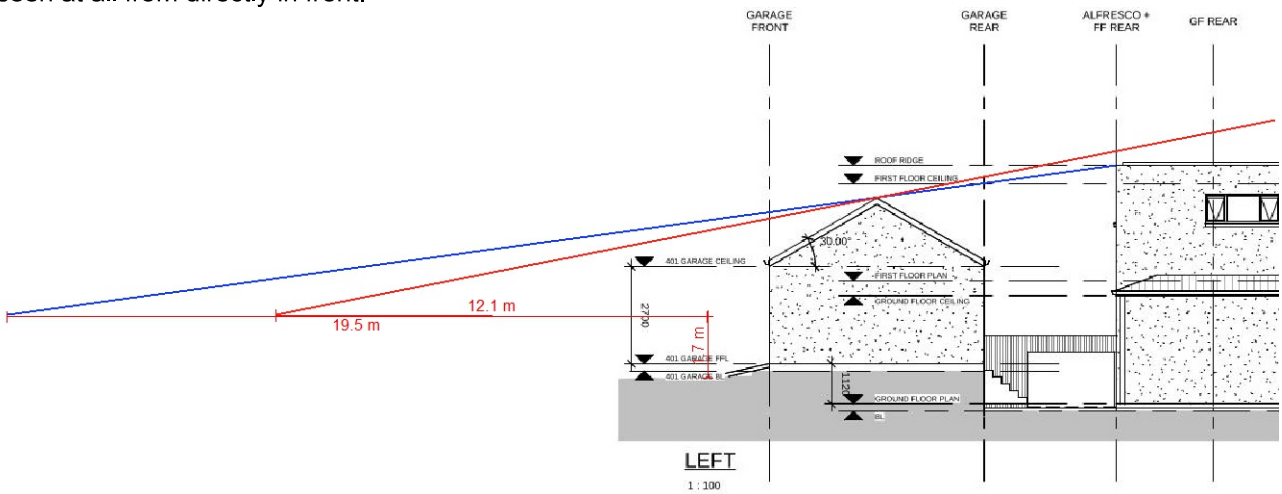
Nonetheless, these examples are the exception rather than the rule; the locality is clearly made up predominantly of single storey dwellings.

The development includes a gabled roof form which will generally hide the view of the upper floor from Laura Street. The diagram below shows that the upper storey would not be visible at all from less than 10.1m in front of the property, and that from the other side of Laura Street (which is approximately 12m wide) only 0.2m of the upper floor would be visible.



Oblique views will be relatively limited in this case as both adjoining properties have very limited front and side setbacks.

From the Henry Street side, the topography aids in hiding the upper floor behind the outbuilding, as do the gable ends on this structure as well. The diagram below shows that the upper floor is not visible until one stands 19.5m back, and the street is again approximately 12m wide, such that the upper floor should not be seen at all from directly in front.



In this case once again, there are limited oblique views due to the walls being situated on the boundaries, with neighbouring outbuildings being similarly located.

As a result, the visual impact of the upper floor is considered to be suitably mitigated such that it is not visually prominent from the public realm. This is considered sufficient to generally comply with the policies above.

Heritage Impact of New Dwelling & Streetscape Appearance

Firstly, it is noted that the existing dwelling on the site is not representative of the historic character of the area, and its demolition is consistent with Performance Outcome 7.3 of the Historic Area Overlay.

Council's Heritage Advisor provided advice on a series of versions of this proposal. In general, the applicant has implemented his recommendations, albeit that the Heritage Advisor remains concerned about the overall scale of the upper floor.

In considering the question of scale, it is noted that the proposal has a site coverage of 74.8%, which is very high. Nonetheless, high site coverages are not uncommon in the locality, particularly in this row of development from 23B-27 Laura Street. Therefore, it is not considered that this site coverage is not an issue

in-and-of-itself. The upper floor is set back from side boundaries by 2m (which is 1m further in from the ground floor), limiting its visibility and providing some relief from its scale.

The dwelling presents mostly as a single storey building to the Laura Street frontage, as outlined above. The overall form is reminiscent of traditional maisonettes, though the proposal is wider and has a larger roof than would be typical for such buildings.

The roof pitch of 40 degrees is somewhat steeper than is typical of Victorian dwellings which are the prevailing era in this Historic Area. Nonetheless, this pitch is not so much steeper that it will appear significantly out of character.

Gabled roof forms of this type are also not typical of this era of mid-Victorian (1870-1890) dwellings. Such forms are more typical of interwar, or early Victorian (1830's-1860's) buildings. Nonetheless, such gables are relatively common in the western part of Laura Street, where there are more interwar dwellings, and the SA Housing Trust site at Henry Muller Cottages also uses these gable forms extensively. Street facing gables are common among villas in this mid-Victorian era, but these are generally oriented perpendicular to the street, when the proposed gable form is parallel to the street. Despite this, the gable form as proposed was a suggestion from Council's Heritage Advisor, as this is still reflective of traditional roof forms, and will better hide the upper floor. A similar form is provided for the more recent infill dwelling at 23B Laura Street, which adjoins an interwar dwelling with a similar roof form as well.

The proposal also includes a verandah element in the form of a blade canopy which sits underneath the eaves of the main roof. This provides shading to the main face of the dwelling and is a relatively common modern reinterpretation of the traditional front verandah form.

The buildings setbacks are generally consistent with the pattern in Laura Street, with side boundary setbacks of 1m, and a limited setback from the primary street.

With regard to materials, the front wall is mostly rendered, being shale grey in colour, though with sandstone pillars. This is a reversal from traditional treatments which included sandstone as the main wall material, with rendered quoins and dressings. This is considered suitably complimentary, without replicating traditional development. The roof is proposed to be Colorbond Wallaby, though a profile is not noted. A condition is recommended to clarify that this should be corrugated in profile, consistent with traditional dwellings in the Historic Area.

The proposal also includes fencing forward of the building. Given the amount of fill required to provide suitable flood protection, there is a proposed retaining wall along the front boundary of up to 800mm, with a simple 900mm high blade fence on top of this. This provides an appropriately open fencing outcome which allows for connectivity between the dwelling and the street. With the change in levels from the street level, there is a street level section for the pedestrian walkway, with steps up to the verandah area. The flat area is suitably sized to allow the gate to swing inwards.

Side fencing is proposed to be shale grey of up to 1.8m high, though this is from the top of the retaining such that the actual maximum height from street level is 2.6m. This is very tall and not consistent with the pattern of fencing in the street, where side fencing forward of the building maintains a consistent fence height with the actual front fence. A further condition clarifies that this fencing forward of the building line should be in a corrugated profile, and no taller than the fencing along the primary street boundary.

Impact on Neighbouring Properties

Performance Outcome 8.1 of the Established Neighbourhood Zone states:

> *Buildings are set back from side boundaries to provide:*
> *a) separation between buildings in a way that complements the established character of the locality*
> *b) access to natural light and ventilation for neighbours*

As discussed above, the dwellings are consistent with the existing pattern of development in the locality and the desired values of the Historic Area Statement.

The ground levels of the dwellings are setback at least 1m from side boundaries, meeting the setback sought by Zone DPF 8.1. The upper levels will be setback 1.985m, a shortfall from the 2.17m setback desired by the DPF. Like most dwellings along Laura Street, the abutting dwellings to the east and west have minimal side boundary setbacks and private open space is provided between the dwellings and rear garages. Given the relatively limited quantum of the shortfall, and the fact that none of the boundaries are south-facing, it is considered that the impact of this setback is not unreasonable.

The garages will be located on the boundaries, this is common in the locality, and the garages will abut other boundary walls, with minimal impact on neighbouring residents despite the height of their gable ends.

Upper-level windows facing adjacent land will have either obscure glazing or high sills to 1.5m above the finished floor level. Obscure glazing will be enforced via a condition.

The proposed fencing alongside boundaries is intended to be 1800mm high colorbond fencing, which is a generally reasonable fencing height to provide privacy without unreasonably impacting visual amenity. It is noted that extensive retaining is required such that the fencing would be up to 2.6m tall from natural ground level at its maximum extent, though in the backyard it will be approximately 2.3m tall. This is nonetheless not an unreasonable fence height in the context of the level required for flood protection.

It is noted that a view into neighbouring properties would be possible from the steps up to the garages, since these would elevate a person above the level of the backyard and the fencing. While this is of some concern, it is noted that the Code's policies regarding visual privacy generally only refer to windows, decks, balconies and terraces; not movement spaces such as this. As a result, the impact of overlooking from these steps is not considered relevant to this assessment.

Traffic Impact, Access and Parking

The western dwelling will use the existing driveway, while a new access point is proposed for the eastern dwelling, which is elaborated upon below under the verge infrastructure section.

Both dwellings are provided with a double garage; the parking spaces satisfy the minimum dimension outlined in Design in Urban Areas DPF 23.1, though there are some limitations on their functionality due to manoeuvring challenges which will be discussed below. One on-street parking space will be retained on Henry Street between the access points to satisfy Design in Urban Areas DPF 23.6, with an additional crossover removed on Laura Street, providing additional parking space there.

With regard to gradients, the garages are sited higher than the footpath level, in order to provide flood protection. Notably, this is to avoid the entry of floodwaters into the property beyond given the lower level of the dwelling, so the proposed floor levels of the garages are necessary to protect the dwelling, as much as protecting the garage. While the plans note a 12.5% gradient down, this is utilising the verge area, which is not permitted, as a lesser grade is required for the footpath. For the eastern dwelling, there is a 300mm difference in level between the footpath in front of the site and the garage, with only a 500mm setback to account for this level change. The Code outlines a maximum gradient for a driveway of 12.5%, with transition points of 15%, when the necessary change in grade here would be 60%. To achieve a consistent grade of 15% (given the limited space for transitions) would require a 2m setback. The western garage has a greater level difference of approximately 670mm, though a greater setback of 1.281m, meaning a gradient of 52.3%.

Regardless, it is clear that the driveway gradients required cannot be accommodated within the short space available. Pushing back the garage would solve this, but this would create further problems due to the limited soft landscaping and private open space. Therefore, it is recommended that a sloping slab be incorporated into the design to allow for the floor level which will provide appropriate flood protection, while still providing a safe and convenient gradient for vehicle movements.

There are further manoeuvring challenges in the horizontal plane as well as the vertical. Design in Urban Areas DPF 23.5 (b) includes a guideline that: "the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access". The proposed eastern garage has an angle of 97.56 degrees, and the western boundary 100.69 degrees, meaning that it complies with this policy. Council's Senior Traffic Engineer has pointed out that due to the crossovers being narrower than the double garages, the manoeuvre in and out of these garages must be done on an angle.

The diagrams below show a swept-path turning movements for a B85 vehicle into the proposed garages. In essence, these show that it is only possible to enter the eastern garage when travelling from east - west, and vice-versa for the western garage.



Movement into and out of each garage when approaching from the east. Note that there is a small conflict between the vehicles in the western garage.



Movement into and out of each garage when approaching from the west. Note that there is a conflict between the vehicles in the eastern garage.

Nonetheless, these diagrams are not perfect and are not based on precise measurements of street width, or a detailed understanding of the exact crossover positioning.

There are two ways in which this issue could be solved:

a) Pushing the garage back further into the allotment; or
b) Widening the driveway crossovers.

Option A is potentially problematic as discussed above, because this would further reduce the space available for landscaping, private open space and/or the actual dwellings. While a small adjustment (e.g. less than 500mm) may be acceptable, anything more substantial would likely create more issues than it solves.

With regard to option B, this would also create further problems. In order to allow a manoeuvre into the eastern garage while heading east, the crossover would need to be widened on its western side, which is constrained by the side entry pit. The same issue occurs for the western garage, where the manoeuvre would require additional width on the eastern side, which would conflict with the street tree which is to remain. The western garage can have more space on its western side by utilising the crossover of the neighbouring dwelling, which is already continuous across the extended property boundary. The eastern garage can also have more space on the eastern side, however this would conflict with the existing parking control (no stopping) sign. This sign could feasibly be relocated to the opposite side of the crossover if additional space here is useful to the turning manoeuvre. Essentially, the additional width available would only make the angled manoeuvre easier, rather than allowing for a bi-directional, perpendicular movement as is typical.

Given the lack of reasonable alternatives (i.e. removal of further verge infrastructure, or loss of further space on the site), it is considered that the proposed manoeuvring, despite its imperfections, is fundamentally acceptable. Nonetheless, there is the potential that additional crossover width on the near side, or a small increase to the depth of the garage could make a material difference to the convenience of the manoeuvre.

A Reserved Matter is therefore recommended to enable resolution of the exact detail of garage door widths, crossover widths and garage depth to ensure that the garages allow for suitably safe and convenient vehicle movement. This is to be in the form of swept path turning diagrams of the relevant vehicle manoeuvres, though it may be that some manoeuvres (e.g. turning into the eastern garage from the west) are simply not possible.

As a result of the vehicles being parked in the garage at an angle, the vehicles will take up a longer space than is typical. Given the proposed location of the pedestrian door between the garage and the backyard, the proposed door would not be able to be opened if a car was parked there. To solve this issue, a condition is recommended requiring this to be a sliding door, rather than a swing door.

One of the representors expressed concern regarding traffic safety, with the narrow width of the street combined with the bend in Henry Street to the east of the site creating a potential hazard. While this is noted, the Senior Traffic Engineer has advised that the site's access is not inherently problematic with respect to the bend. While sight distance is limited due to the nature of the reversing movement, and by having garages close to the boundary, this is the existing situation for all dwellings along this street, and the proposal is no more problematic than these other situations. The only alternative would be to set in the garage several more metres, which again restricts the backyard space to a degree which would be unreasonable.

Verge Infrastructure

The site has one existing crossover on Henry Street and another on Laura Street. Both are on the western allotment, meaning that the eastern allotment does not presently have vehicle access. It would therefore generally be reasonable that an access point on this eastern side should be constructed.

Between the side entry pit, and two street trees, there is no space for an additional crossover from Henry Street. As a result, the proposal includes the removal of a regulated street tree to facilitate access from Henry Street. Council's City Arborist has inspected the tree and advised that, "the tree… is an important tree that should be retained."

While Planning and Design Code policy (e.g. Design in Urban Areas PO 23.4) intends for vehicle access to "not interfere with street infrastructure or street trees, it is generally reasonable in some circumstances for street trees to be removed to facilitate development. Council's Tree Strategy outlines valid reasons for the removal of street trees, which includes the following:

> *The Council will consider the removal of a Council owned tree, only if the tree is: … preventing the development of land (e.g. by impeding access) and reasonable alternative development design options that would obviate the need to remove the tree have been considered;*

Council's City Assets team had investigated relocation of the side entry pit as part of preliminary advice for this site, and further advice was provided by Council's Assets Manager as part of the assessment process.

The position of the City Assets Team is that they would not support removal or relocation of the side entry pit without clear evidence that this would not have a detrimental impact on the capacity of the stormwater system to mitigate flooding. Evidence of this would need to be supplied by the applicant, but from an initial review, it was considered unlikely that there would be an alternate location for the pit that would avoid either driveway crossovers or street trees, given the topography, the flood risks in the area, and the number of trees and crossovers along Henry Street. No request was made of the applicant to provide consideration of this, since it would likely be both costly and fruitless.

Further consideration was given to the potential for a trafficable grated pit which would allow the crossover to be located above the pit. Council's Assets Manager did not support this, as doing so would "will increase the likelihood (and therefore the risk) of blocking the entrance to the pit. This will then increase the likelihood (and therefore the risk) of flooding of both this property and adjacent properties". While more frequent maintenance could mitigate this risk, an increased maintenance burden of this nature was not supported by City Assets.

There is a 3m gap between the two trees on the Laura Street frontage to the site. The development could, theoretically, be reoriented so that the vehicle access came from Laura Street, with the dwellings facing Henry Street. Doing so would require a significant amount of fill, as the dwellings would need to be built up to the proposed level of the garage, which would create significant issues. Moreover, the general pattern of allotments in this section of the street is for primary frontages to face Laura Street, with garages off of Henry Street. This would therefore interrupt the character of the Historic Area, which is not considered a reasonable outcome.

The only other alternative (other than one allotment simply not having vehicle access- which is not considered a reasonable alternative due to the expectations of the Code around on-site parking) would be for the dwellings to be reoriented at right angles, such that each only had one street frontage, with one dwelling accessed from the existing Laura Street crossover, and the other from the existing Henry Street crossover. This again is not considered a reasonable alternative, as this would, again, disrupt the overall pattern in the Historic Area, and because this would essentially suggest that the existing eastern allotment would not be entitled to vehicle access.

Therefore, the removal of the street tree is the only option to enable the reasonable development of the land.

Further to this, the development may damage the three street trees which are not intended to be removed. The proposal includes retaining on the front boundary along Laura Street which will require excavation, meaning that the encroachment into the root zones of the Laura Street trees will start at the property boundary. There will also be a substantial encroachment for the garages into the remaining white cedar on Henry Street.

A summary of these trees is provided in the table below:

Tree	SRZ	NRZ	SRZ Encroachment	NRZ Encroachment
Tree 1 (eastern honey locust)	2.27m	4.44m	8.5%	24.7%
Tree 2 (western honey locust)	2.39m	5.04m	8.2%	28.4%
Tree 4 (western white cedar)	2.74m	6.96m	0%*	24.9%

*SRZ overlaps with existing driveway crossover, and proposed driveway would encroach on SRZ, though this has not been factored into this calculation.

It is noted that the City Arborist was of the view that the NRZ's for the trees should be "offset" rather than using the standard measurement, to account for the expected lack of nutrient uptake from under the roadway. Nonetheless, under the circumstances, he did not provide an alternative NRZ.

Given the extent of encroachment, and lack of other areas for the trees to take up nutrients, the City Arborist was very concerned about the impact of the development on these trees. There was no tree protection methodology which he could recommend which would provide him confidence that the trees would not be unduly damaged.

As a result, the only options would be:

a) Push the dwellings and garage further into the block to provide more space for street trees; or
b) Remove all street trees; or

c) Provide tree protection measures which give the street trees the best possible chance at surviving despite the development.

Option A is challenging, as this would create a scenario where the proposed development had a setback which was no longer consistent with the surrounding pattern of development. This would also further limit the space available on the site for development, which, given the already constrained landscaping, would require a reduction in the building footprint, though pushing the garage back would assist in the manoeuvring issue outlined above. Nonetheless, previous case law has outlined that an alternative should not be considered to be a "reasonable alternative" (in the context of avoiding tree damaging activity" if doing would result in a violation of some other principle of development control (as was under the previous act). This would suggest that pushing the dwellings back to avoid tree damaging activity, which would mean that the development would likely no longer comply with Performance Outcomes relating to front setbacks, is not a "reasonable alternative".

Option B simply resigns to the fate that is seeking to be avoided in this scenario. While the City Arborist has some concerns about tree stability given their height, the impact on structural roots can be managed by condition in order to avoid such risks.

As a result, option C is considered the most viable option. In order to establish such a solution, a reserved matter is recommended for a Tree Protection Plan which will maximise the trees' chances of survival.

While a Reserved Matter for such a consideration is perhaps unorthodox, it is considered that in this case, this is not actually fundamental to the application, as there is considered to be no alternative which could be supported. While it could be said that knowledge of whether the development would result in removal of these trees is necessary to make an informed decision on Planning Consent (as the development may not be supported if it required the removal of all four street trees), the implication of this would be that either an increased setback must be acceptable, or there is simply no way of developing the land. The latter position is not a reasonable position to hold, particularly in light of the fact that the site is already divided into two allotments. The former position is not one which is supported, given the context of the streetscape.

This is to say that either we must be prepared to accept a greater setback, or damage to the trees. It is considered that damage to the trees is preferred over the greater setback, however all reasonable steps should be taken to minimise damage to the trees. Since damage must however, be acceptable, this is not fundamental to the application, and can be managed via Reserved Matter.

Landscaping

Design in Urban Areas DTS/DPF 22.1 seeks that the developments on sites between 200sqm and 450sqm provide at least 20% soft landscaping. The proposed dwellings provide 15.6% and 17.0% soft landscaping respectively, however, 8m^2 or 2.9% of this area is actually underneath the upper floor as this overhangs the rear private open space area.

There is some tension here between the higher site coverage typical of the locality and the Code's desire to maximise soft landscaping. The proposed landscaping is of reasonable quality, with tree planting in front and at the rear of the dwellings that provides shade for residents and over the street. Significant landscaping is provided in front of the dwellings (30% of the area in front of the western dwelling and 50% of the area in front of the eastern dwelling), improving the appearance of the land along the Laura Street frontage. The landscaping is limited in its ability to meet PO 22.1's objectives of minimising heat absorption and maximising stormwater infiltration due to the limited area available.

Overall, landscaping opportunities have been maximised within the constraints of the site coverage, and the landscaping is of suitable quality that it is considered that a departure from Design in Urban Areas PO 22.1 is not so significant as to warrant refusal of the application.

A small tree is shown in the rear yard of each dwelling, although the tree location is in the section underneath the upper floor overhang. This tree will need to be moved, but there is sufficient space to allow this to be done. A condition in accordance with Practive Direction 12 is recommended to achieve this.

Flooding & Stormwater

Council's flood mapping indicates that the site is flood affected up to the 20% AEP event, albeit that the indicated depths even in the 1% AEP event are only up to 100mm. Council's consultant hydrological engineer conducted a site inspection in order to ensure that the understanding of the topography and therefore flood behaviour was correct.

From this inspection, it was determined that the level of the garage could be raised above the flood level, which should in turn provide sufficient protection for the dwelling from flooding from Henry Street, so that the level could be set based on the level of Laura Street, therefore minimising visual impact.

The suggested FFLs were:

- Garage FFL 48.97m
- Dwelling FFL 47.85m

This is based on the highest top of kerb level, then 100mm for the flood depth, then 300mm for freeboard. The applicant has set the garage FFLs based on the ground levels of that portion of the site; i.e. the western garage has a lower FFL to reflect the lower kerb level at this portion of the site.

Given the commentary in the traffic, access and parking section regarding the driveway gradients, it is noted that some part of the garage may be below the "safe" level outlined above. In order to suitably protect the garage structure in this case, a condition is recommended regarding flood resilient design details to ensure that, in the event of a flood, undue damage is not caused to the garage structure.

Appropriate stormwater infrastructure is available on either Laura Street or Henry Street, meaning that it will be straightforward for the development to discharge stormwater into an appropriate Council system.

Waste

Ample room is provided within the garages for the storage of bins, which can then be presented to Henry Street for collection. Bins can be collected from above side entry pits, which provides sufficient room for collection.

CONCLUSION

The development has a series of key issues, chief among which is whether the proposal represents an overdevelopment of the site, with particular regard to the site coverage, upper floor, and lack of landscaping. The scale of the development also has an impact on the potential street tree impacts, and the manoeuvring challenges for the garaging.

Nonetheless, the proposal does have many positive elements, including the presentation of the overall form to Laura Street, and the consistency with setback patterns. It is also noted that the proposed site coverage is consistent with the pattern of surrounding dwellings, such that while it is very high, it is not considered to deviate from the relevant Performance Outcome.

While there are issues as outlined above, these can be mitigated, as is proposed via the Reserved Matters relating to manoeuvring and damage to street trees. Furthermore, these issues are somewhat inherent in the site, and the steps needed to solve these issues could simply create more issues.

On the whole, while finely balanced, it is considered that the development does sufficiently comply with the relevant provisions of the Planning and Design Code to warrant consent.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 25035754, by North Haus and P1 Developments Pty Ltd is granted Planning Consent subject to the following reasons / conditions / reserved matters:

3. Pursuant to Section 102(3) of the *Planning, Development & Infrastructure Act 2016*, the following matter(s) shall be reserved for further assessment prior to the granting of Development Approval. Resolution of the reserved matter(s) and the imposition of any additional conditions is delegated to the Assessment Manager.

RESERVED MATTERS
PLANNING CONSENT

Reserved Matter 1
The Authority notes the three street trees in the verges of Laura Street and Henry Street, which are proposed not to be removed as part of the development. A detailed and site specific Tree Protection Plan shall be provided for each tree, prior to Development Approval and to the reasonable satisfaction of the Assessment Manager, which demonstrates appropriate tree protection measures to minimise potential damage to these trees during the course of construction for the proposed development.

NOTE: Further conditions may be imposed on the Planning Consent following satisfaction of the above matter.

Reserved Matter 2
The Authority notes that the proposal includes two double garages facing Henry Street, with limited setbacks between the street boundary and the garages, and crossovers which are narrower than a standard double crossover width. To clarify the detail relating to garage door widths, crossover widths and garage depth, detailed swept path turning diagrams are required, prior to Development Approval, to demonstrate that the garages are suitably functional and allow for safe and convenient vehicle movements as double garages, to the reasonable satisfaction of the Assessment Manager.

NOTE: Further conditions may be imposed on the Planning Consent following satisfaction of the above matter.

CONDITIONS
PLANNING CONSENT

Condition 1
The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2
All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers within the next available planting season after the occupation of the premises to the reasonable satisfaction of the Assessment Manager and such plants, as well as any existing plants which are shown to be retained, shall be nurtured and maintained in good health and condition at all times, with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council.

Condition 3
All stormwater from buildings and hard-surfaced areas shall be disposed of in accordance with recognised

engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system.

Condition 4
The upper floor windows to the side and rear elevations shall either have sill heights of a minimum of 1500mm above floor level or be treated to a minimum height of 1500mm above floor level, within one (1) week of occupation of the building, in a manner that restricts views being obtained by a person within the room to the

reasonable satisfaction of the Assessment Manager, and such treatment shall be maintained at all times to the reasonable satisfaction of the Council.

Condition 5
Prior to construction works associated with the approved development commencing, payment must be made to the Council in the amount of $2720, for the cost of removing the street tree by Council, necessary to enable vehicular access to the proposed development. Upon the issuing of full Development Approval and payment of the said amount, and prior to construction work commencing, please contact the Council's Planning Dept. to arrange for removal of the tree.

Condition 6
The existing vehicular crossover on Laura Street shall be reinstated to kerb and gutter so as to match the existing adjacent kerb and gutter profile, within one (1) week of occupation of the development to the reasonable satisfaction of the Council. All associated costs shall be borne by the owner / applicant.

Condition 7
Council's specifications require the driveway crossovers between the back of kerb and the property boundary to be shaped to provide a verge slope no greater than 2.5% fall towards the road where a footpath is present and a maximum 5% where no footpath is present. Any gradient required to accommodate vehicle access that exceeds the Council specifications shall be accommodated entirely within the boundaries of the subject land.

Condition 8
The retaining walls indicated on the approved plans are to be constructed prior to the commencement of the construction of the dwelling(s) to ensure that the land is suitably stabilised to prevent slip and pollution through soil erosion.

Condition 9
Either:
1. Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
2. Where provided for by any relevant off-set scheme established under section 197 of the Planning, Development and Infrastructure Act 2016 (as at the date of lodgement of the application), payment of an amount calculated in accordance with the off-set scheme may be made in lieu of planting/retaining 1 or more trees as set out in the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). Payment must be made prior to the issue of development approval.

Condition 10
The approved development must include rainwater tank storage which is:
1. connected to at least 60% of the roof area;
2. connected to one toilet and either the laundry cold water outlets or hot water service;
3. with a minimum retention capacity of 2000 litres;
4. if the site perviousness is less than 30%, with a minimum detention capacity of 1000 litres; and
5. where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank
within 12 months of occupation of the dwelling(s).

Condition 11
The roof of the proposed dwellings and garages shall be constructed in a corrugated profile.

Condition 12
The side return fencing forward of the building line shall be no taller than the fencing along the primary street boundary herein approved. This fencing shall be constructed with a corrugated profile.

Condition 13
The pedestrian doors to the garages herein approved shall be a sliding door, or other door which suitably allows for this door to be opened while vehicles are parked within the garage.

Condition 14
The Authority notes that due to the difference in levels between the proposed garages and the footpath, an unsuitably steep driveway gradient may be necessary. The gradient of the driveway may not exceed a grade of 1 in 4 and shall include transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping. This may require chamfering to the slab of the proposed garages to accommodate such a gradient change.

The Authority further notes that the subject site is within the floodplain of the 1% AEP flood event, with a predicted flood level of approximately 48.67m AHD. The proposed garage has a floor level which does not provide the necessary freeboard above this level, and the potential chamfering outlined above may add to this further. Therefore, these garages may be subject to inundation in significant storm events. In order to avoid undue damage to the structure:

- the internal wall linings, floors and other fittings of the garage shall be of a water-resistant material, with such detail provided with the building consent documentation;
- all electrical outlets shall be no less than 300mm above the internal floor level of the garage for the western dwelling (the floor level being 48.67m AHD).

ADVISORY NOTES
PLANNING CONSENT

Advisory Note 1
No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 2
Consents issued for this Development Application will remain valid for the following periods of time:

1. Planning Consent is valid for 24 months following the date of issue, within which time Development Approval must be obtained;
2. Development Approval is valid for 24 months following the date of issue, within which time works must have substantially commenced on site;
3. Works must be substantially completed within 3 years of the date on which Development Approval is issued.

If an extension is required to any of the above-mentioned timeframes a request can be made for an extension of time by emailing the Planning Department at townhall@npsp.sa.gov.au. Whether or not an extension of time will be granted will be at the discretion of the relevant authority.

Advisory Note 3
Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 4
The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections), or works that require the closure of the footpath and / or road to undertake works on the development site, will require the approval of the Council pursuant to the *Local Government Act 1999* prior to any works being undertaken.

Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.

Advisory Note 5
The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no

later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.

Advisory Note 6
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

Advisory Note 7
The Applicant is reminded of its responsibilities under the *Environment Protection Act 1993*, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

Advisory Note 8
The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.

The Applicant's attention is particularly drawn to the requirements of the *Fences Act 1975* regarding notification of any neighbours affected by new boundary development or boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

Advisory Note 9
The Applicant is advised that construction noise is not allowed:

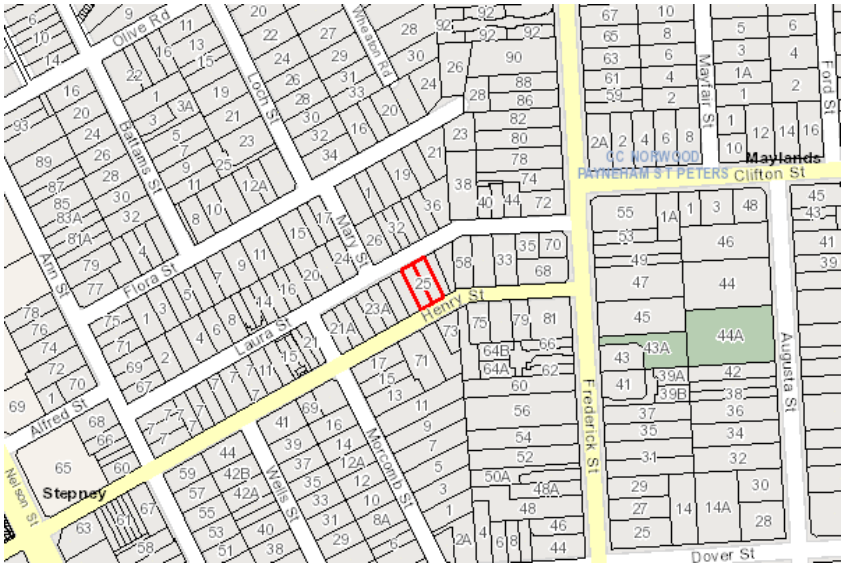
1. on any Sunday or public holiday; or
2. after 7pm or before 7am on any other day

Advisory Note 10
If excavating, it is recommended you contact Before You Dig Australia (BYDA) (www.byda.com.au) to keep people safe and help protect underground infrastructure.

Advisory Note 11
The Authority notes that as a result of the arrangement of the proposed garages, certain vehicle movements may not be possible in and out of the garages herein approved (e.g. it may not be possible to enter the western space of the eastern dwelling's garage, while travelling west to east along Henry Street). Future owners should be advised of this limitation.

Address: **25 LAURA ST STEPNEY SA 5069**

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) *(All structures over 45 metres)*
Historic Area *(NPSP19)*
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy

Local Variation (TNV)

Minimum Frontage *(Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Site Coverage *(Maximum site coverage is 60 per cent)*

Selected Development(s)

Semi-detached dwelling

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Semi-detached dwelling - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road or Allotments/sites for residential purposes accord with the following: (a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):

	Minimum Site Area Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm and (b) site frontages (or allotment frontages in the case of land division) are not less than: **Minimum Frontage** Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m In relation to DTS/DPF 2.1, in instances where: (c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.
PO 2.2 Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment: (a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay (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: (i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Site coverage	
PO 3.1 Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	DTS/DPF 3.1 Development does not result in site coverage exceeding: **Site Coverage** Maximum site coverage is 60 per cent In instances where: (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation

	layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.
Building Height	
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Levels)** Maximum building height is 1 level (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. In relation to DTS/DPF 4.1, in instances where: (c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. (d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
Primary Street Setback	
PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	DTS/DPF 5.1 Buildings setback from the primary street boundary in accordance with the following table: **Development Context** / **Minimum setback** There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. — The average setback of the existing buildings. There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. — The setback of the existing building. There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. — (a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - no

	DTS/DPF is applicable
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	No DTS/DPF is applicable.

For the purposes of **DTS/DPF 5.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

Secondary Street Setback	
PO 6.1 Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.	DTS/DPF 6.1 Building walls are set back from the secondary street boundary (other than a rear laneway): (a) no less than: or (b) 900mm, whichever is greater or (c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street. In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.

Boundary Walls	
PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 7.1 Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below: (a) or (b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side

	boundary and satisfy (i) or (ii) below: (i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (ii) side boundary walls do not: A. exceed 3.2m in wall height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.	DTS/DPF 7.2 Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.
Side Boundary Setback	
PO 8.1 Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours.	DTS/DPF 8.1 Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary: (a) no less than: (b) in all other cases (i.e., there is a blank field), then: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level (iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.
Rear Boundary Setback	
PO 9.1 Buildings are set back from rear boundaries to provide: (a) separation between buildings in a way that complements	DTS/DPF 9.1 Other than in relation to an access lane way, buildings are set back from the rear boundary at least:

the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	(a) 4m for the first building level (b) 6m for any second building level.
Appearance	
PO 10.1 Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.	DTS/DPF 10.1 Garages and carports facing a street (other than an access lane way): (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.	DTS/DPF 10.2 None are applicable.

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development **(Column A)**	**Exceptions** **(Column B)**
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either	Except development involving any of the following:

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.	1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building.	Except development that: 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. 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) carport (c) deck	None specified.

(d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	
6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
7. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas. In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	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
Flood Resilience	
PO 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.	DTS/DPF 2.1 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.

Procedural Matters (PM) - Referrals

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

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

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1	DTS/DPF 1.1

All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

Statement#	Statement
Historic Areas affecting City of Norwood, Payneham and St Peters	

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>NPSP19</td><td>
Stepney Historic Area Statement (NPSP19)

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1850 - 1890s. Detached, semi-detached and row dwellings.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Intricate pattern of development.

Dwellings built on small, narrow-fronted allotments, close to the street frontage with minimal setbacks and separation.

Primary dwelling frontages to streets, not lanes.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Single and double fronted single storey cottages, in detached, semi-detached and row dwelling configurations, with some modest villas and bungalows.

Dwellings simple in structure and plan.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Bluestone and sandstone.</td></tr>
<tr><td>Fencing</td><td>Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m, allowing views to dwelling.

Timber picket, timber dowelling, masonry and cast iron palisade.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Street trees feature to a varying degree due to the species selection and age of planting.

Rear lanes used for vehicular access and garages</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
</table>

Procedural Matters (PM) - Referrals

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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, co-located housing or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m^2 (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area Table 1: Rainwater Tank **Site size (m^2)** / **Minimum retention volume (Litres)** / **Minimum detention volume (Litres)** \<200 / 1000 / 1000 200-400 / 2000 / Site perviousness \<30%: 1000

		Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

Procedural Matters (PM) - Referrals

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

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

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.	DTS/DPF 1.1 Tree planting is provided in accordance with the following: Site size per dwelling (m^2) / Tree size* and number required per dwelling \<450 / 1 small tree 450-800 / 1 medium tree or 2 small trees >800 / 1 large tree or 2 medium trees or 4 small trees *refer Table 1 Tree Size

Table 1 Tree Size			
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4 m	2m	10m^2 and min. dimension of 1.5m
Medium	6 m	4 m	30m^2 and min. dimension of 2m
Large	12 m	8m	60m^2 and min. dimension of 4m

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

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

Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and

	requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.

PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on

	adjacent land or (ii) 1.7m above finished floor level in all other cases
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall

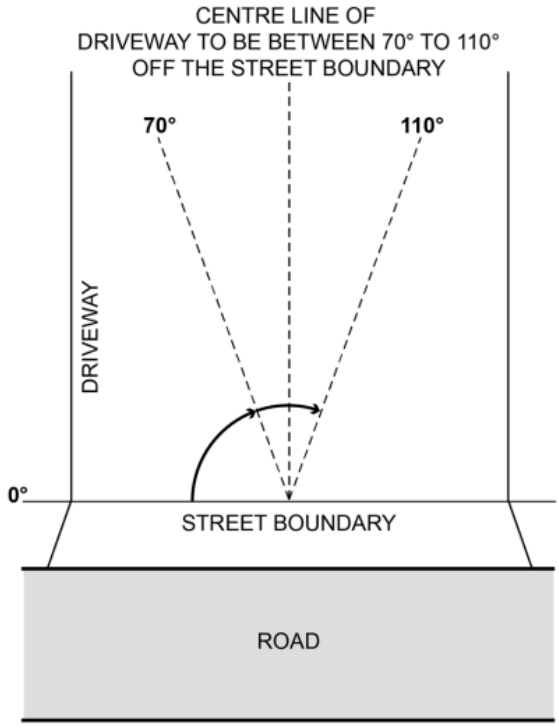
	(e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front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

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

(b) at least 30% of any land between the primary street boundary and the primary building line.

Car parking, access and manoeuvrability

PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance

	(iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (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 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	

PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <$301m^2$: $24m^2$ located behind the building line. (b) Site area ≥ $301m^2$: $60m^2$ located behind the building line. Minimum directly accessible from a living

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

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater	DTS/DPF 12.1 Development is connected, or will be connected, to an approved

disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space

	or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:

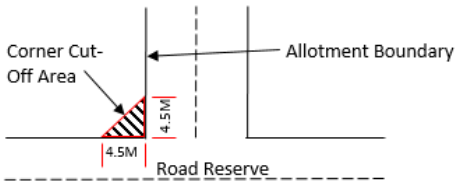
	

Table 1 - General Off-Street Car Parking Requirements

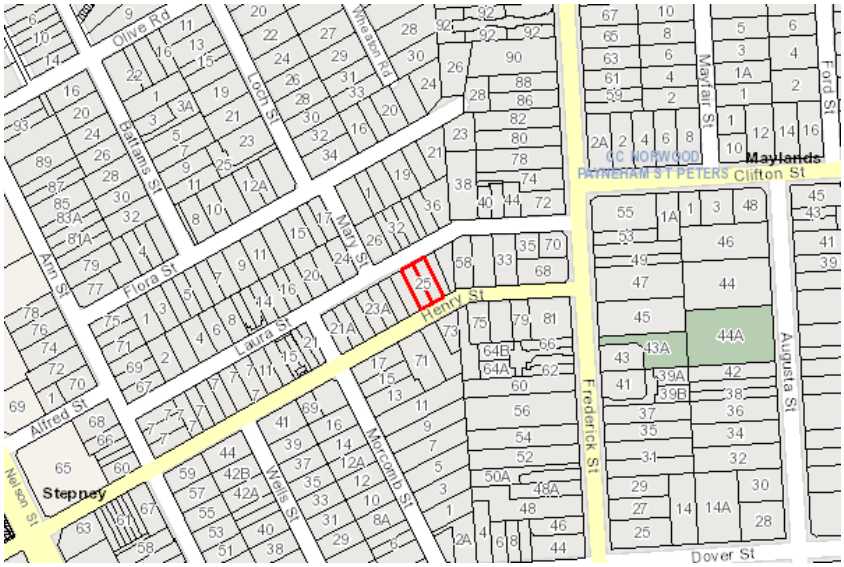
Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Semi-Detached Dwelling	Dwelling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

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

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or 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

Address: 25 LAURA ST STEPNEY SA 5069

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) *(All structures over 45 metres)*
Historic Area *(NPSP19)*
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy

Local Variation (TNV)

Minimum Frontage *(Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Site Coverage *(Maximum site coverage is 60 per cent)*

Selected Development(s)

Tree-damaging activity

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Tree-damaging activity - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

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

2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building.	Except development that: 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any development involving any of the following (or of any combination of any of the following):	None specified.

(a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	
6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
7. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or (c) provide an important habitat for native fauna.	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area.	DTS/DPF 1.2 None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short	DTS/DPF 1.3 None are applicable.

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

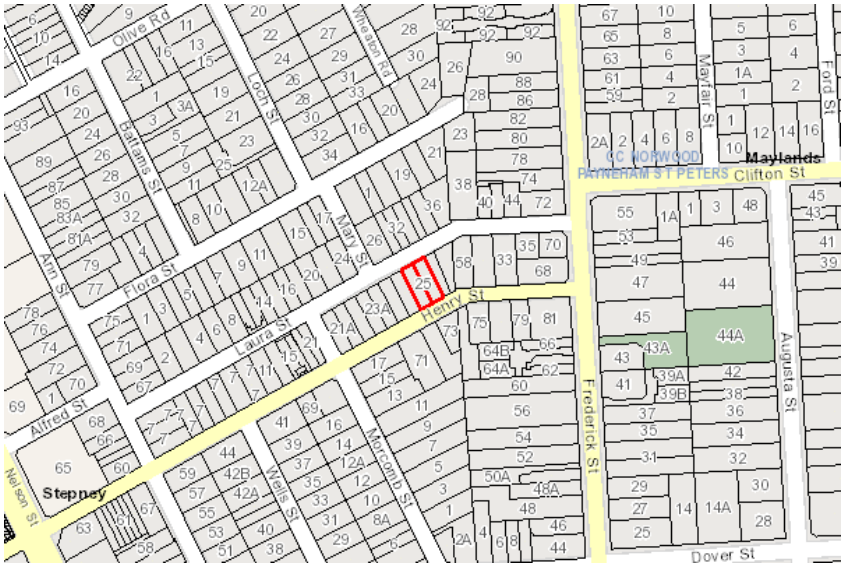
Procedural Matters (PM) - Referrals

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

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

Address: **25 LAURA ST STEPNEY SA 5069**

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) *(All structures over 45 metres)*
Historic Area *(NPSP19)*
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy

Local Variation (TNV)

Minimum Frontage *(Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Site Coverage *(Maximum site coverage is 60 per cent)*

Demolition - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development **(Column A)**	**Exceptions** **(Column B)**
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building.	Except development that: 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of

	greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. 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) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.

6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
7. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	

PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Demolition	
PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless: (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or (b) the structural integrity or safe condition of the original building is beyond reasonable repair.	DTS/DPF 7.1 None are applicable.
PO 7.2 Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.	DTS/DPF 7.2 None are applicable.
PO 7.3 Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.	DTS/DPF 7.3 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

Statement#	Statement
Historic Areas affecting City of Norwood, Payneham and St Peters	
	Stepney Historic Area Statement (NPSP19) The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality. These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area. The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1850 - 1890s. Detached, semi-detached and row dwellings.
Allotments,	Intricate pattern of development.

Statement#	Statement	
NPSP19	subdivision and built form patterns	Dwellings built on small, narrow-fronted allotments, close to the street frontage with minimal setbacks and separation. Primary dwelling frontages to streets, not lanes.
	Architectural styles, detailing and built form features	Single and double fronted single storey cottages, in detached, semi-detached and row dwelling configurations, with some modest villas and bungalows. Dwellings simple in structure and plan.
	Building height	Single storey.
	Materials	Bluestone and sandstone.
	Fencing	Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m, allowing views to dwelling. Timber picket, timber dowelling, masonry and cast iron palisade.
	Setting, landscaping, streetscape and public realm features	Street trees feature to a varying degree due to the species selection and age of planting. Rear lanes used for vehicular access and garages
	Representative Buildings	Identified - refer to SA planning database.

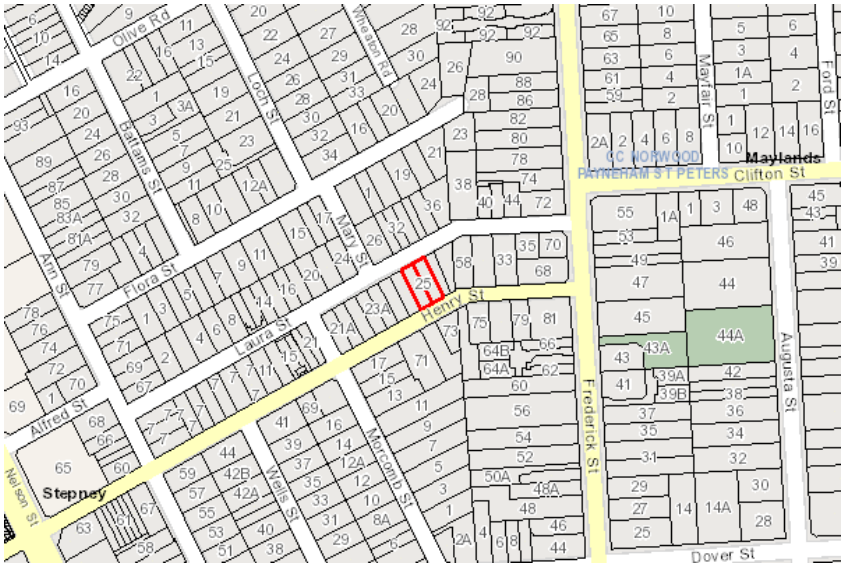
Procedural Matters (PM) - Referrals

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

Address: 25 LAURA ST STEPNEY SA 5069

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) *(All structures over 45 metres)*
Historic Area *(NPSP19)*
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy

Local Variation (TNV)

Minimum Frontage *(Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Site Coverage *(Maximum site coverage is 60 per cent)*

Selected Development(s)

Outbuilding

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Outbuilding - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Site coverage	
PO 3.1 Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	DTS/DPF 3.1 Development does not result in site coverage exceeding: **Site Coverage** Maximum site coverage is 60 per cent In instances where: (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.
Ancillary buildings and structures	
PO 11.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 11.1 Ancillary buildings and structures: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding $60m^2$ (c) are constructed, added to or altered so that they are situated at least (i) 500mm behind the building line of the dwelling to which they are ancillary or

(ii) 900mm from 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 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m 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 not exceeding 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 abut 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), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling

(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, are pre-colour treated or painted in a non-reflective colour.

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

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

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

	(ii) the amount of existing soft landscaping prior to the development occurring.
PO 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.	DTS/DPF 11.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 11.3 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 11.3 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size: ≤500m2 — Floor area: 60m2; >500m2 — 80m2 (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 main building 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 (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 (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 (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building.	Except development that: 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:

	(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. 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) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire	None specified.

(q) tree damaging activity (r) verandah (s) water tank.	
6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
7. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas. In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

Procedural Matters (PM) - Referrals

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

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

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.
PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.	DTS/DPF 4.2 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2	DTS/DPF 6.2

Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

Statement#	Statement
Historic Areas affecting City of Norwood, Payneham and St Peters	
NPSP19	**Stepney Historic Area Statement (NPSP19)** The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality. These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area. The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	1850 - 1890s. Detached, semi-detached and row dwellings.
Allotments, subdivision and built form patterns	Intricate pattern of development. Dwellings built on small, narrow-fronted allotments, close to the street frontage with minimal setbacks and separation. Primary dwelling frontages to streets, not lanes.
Architectural styles, detailing and built form features	Single and double fronted single storey cottages, in detached, semi-detached and row dwelling configurations, with some modest villas and bungalows. Dwellings simple in structure and plan.
Building height	Single storey.
Materials	Bluestone and sandstone.
Fencing	Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m, allowing views to dwelling. Timber picket, timber dowelling, masonry and cast iron palisade.
Setting, landscaping, streetscape and public realm features	Street trees feature to a varying degree due to the species selection and age of planting. Rear lanes used for vehicular access and garages

Statement#	Statement
	Representative Buildings: Identified - refer to SA planning database.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Design in Urban Areas

Assessment Provisions (AP)

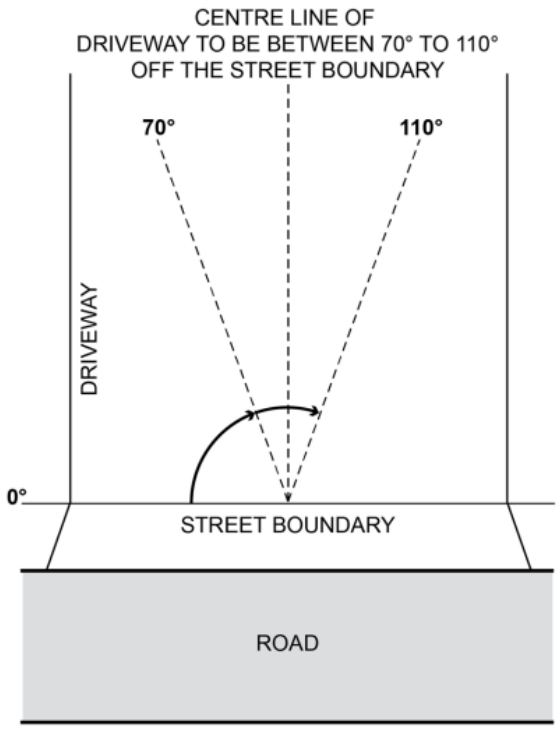
Desired Outcome (DO)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.

Residential Development - Low Rise	
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.

PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (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.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Wastewater Services	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Attachment 1



Attachment 1



Attachment 1



2. SHEET LIST_PLANNING

1 INTO 2 SUBDIVISION	A3.001
SITE PLAN	A3.101
GROUND FLOOR PLAN	A3.102
FIRST FLOOR PLAN	A3.103
FRONT/REAR ELEVATIONS	A3.201
LEFT/RIGHT ELEVATIONS	A3.202
GARAGE ELEVATIONS	A3.203

2. PLANNING APPROVAL

25 LAURA STREET, STEPNEY SA 5069

1 INTO 2 SUBDIVISION

Project number	25.023
Date	05.02.2026
Drawn by	LN
Checked by	Checker

P1 DEVELOPMENTS PTY LTD

A3.001

Scale

NORTH **HAUS**

Attachment 1

TREE 1
TPZ - 61.93 m²
SRZ - 17.64 m²

TPZ ENCROACHMENT
8.59 m² = 13.8%
SRZ ENCROACHMENT
0.00 m² = 0%

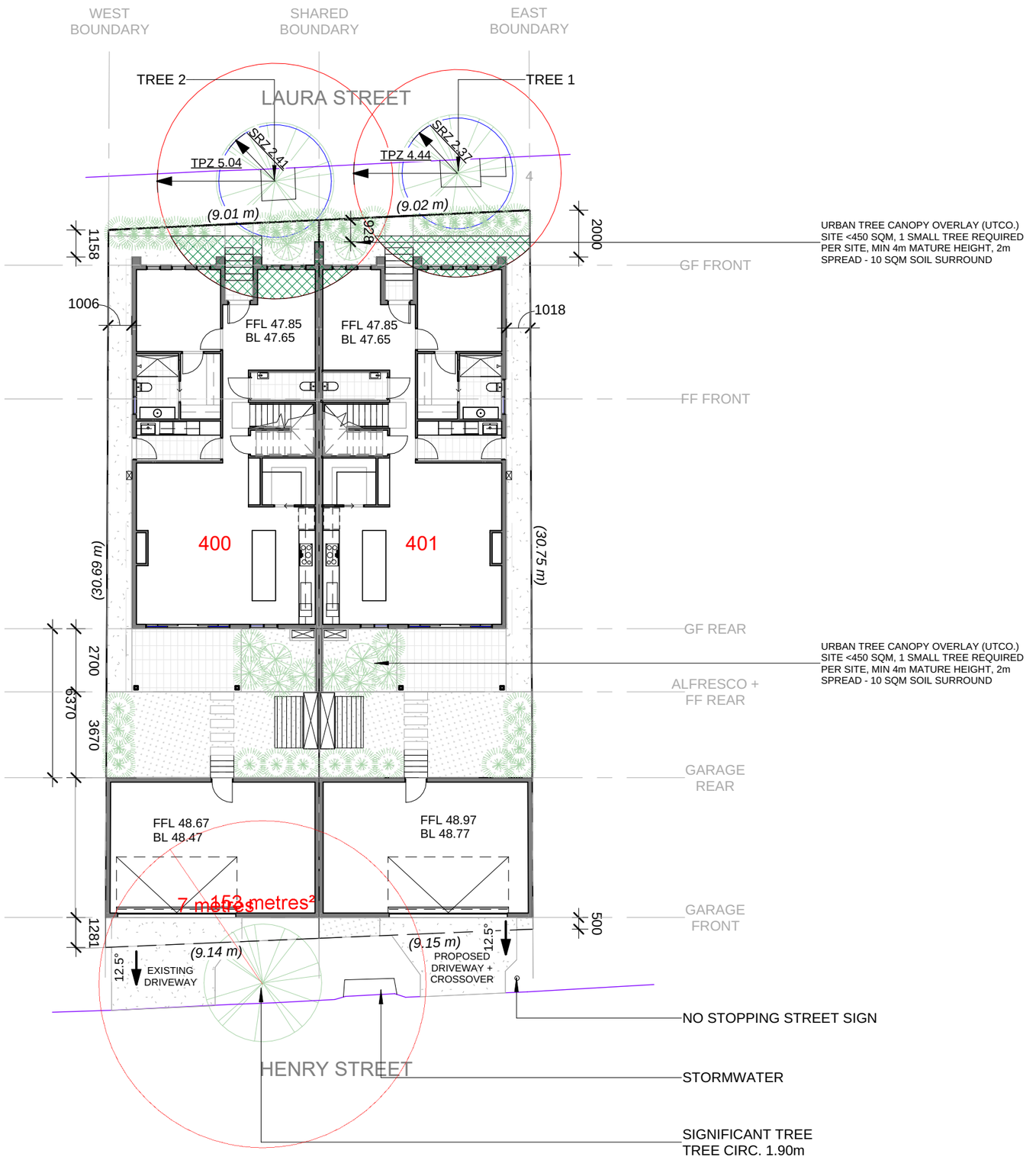
TREE 2
TPZ - 79.80 m²
SRZ - 18.24 m²

TPZ ENCROACHMENT
11.75 m² = 14.7%
SRZ ENCROACHMENT
0.00 m² = 0%

VEGETATION GUIDE (NOT LIMITED TO)

- BILLY BUTTONS (CRASPEDIA VARIABILIS)
- LAGOON SALTBUSH (ATRIPLEX SUBERECTA)
- AUSTRAL TREFOIL/PEA (LOTUS AUSTRALIS)
- CREEPING BOOBIALLA (MYOPORUM PARVIFOLIUM)
- BLACK ANTHER FLAXLILY (DIANELLA REVOLUTA)
- BULBINE-LILIY (BULBINE BULBOSA)
- RUSH SPECIES (JUNCUS PALLIDUS OR KRAUSSII)
- COMMON TUSSOCK GRASS (POA LABILLARDIERI)

- JAPANESE MAPLE (ACER PALMATUM)
- SILVER BIRCH (BETULA PENDULA)
- JAPANESE BOX BUSH (BUXUS MICROPHYLLA)
- TRACTOR SEAT (LIGULARIA RENIFORMIS)
- HYDRANGEA (PANICLED HYDRANGEA)



SITE PLAN

1 : 200

NORTH HAUS

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LOT 400

SITE AREA	278 m²
GF LIVING	124.30 m²
FF LIVING	89.20 m²
GARAGE	54.58 m²
ALFRESCO	12.60 m²
PORCH	1.02 m²
TOTAL	281.07 m²
SITE COVERAGE	69.2%
POS	57.88 m²
SOFT LANDSCAPING	18.7%

LOT 401

SITE AREA	278 m²
GF LIVING	124.30 m²
FF LIVING	89.20 m²
GARAGE	54.58 m²
ALFRESCO	12.60 m²
PORCH	1.02 m²
TOTAL	281.07 m²
SITE COVERAGE	69.2%
POS	57.88 m²
SOFT LANDSCAPING	19.7%



PROJECT
25 LAURA STREET, STEPNEY SA 5069

CLIENT
P1 DEVELOPMENTS PTY LTD

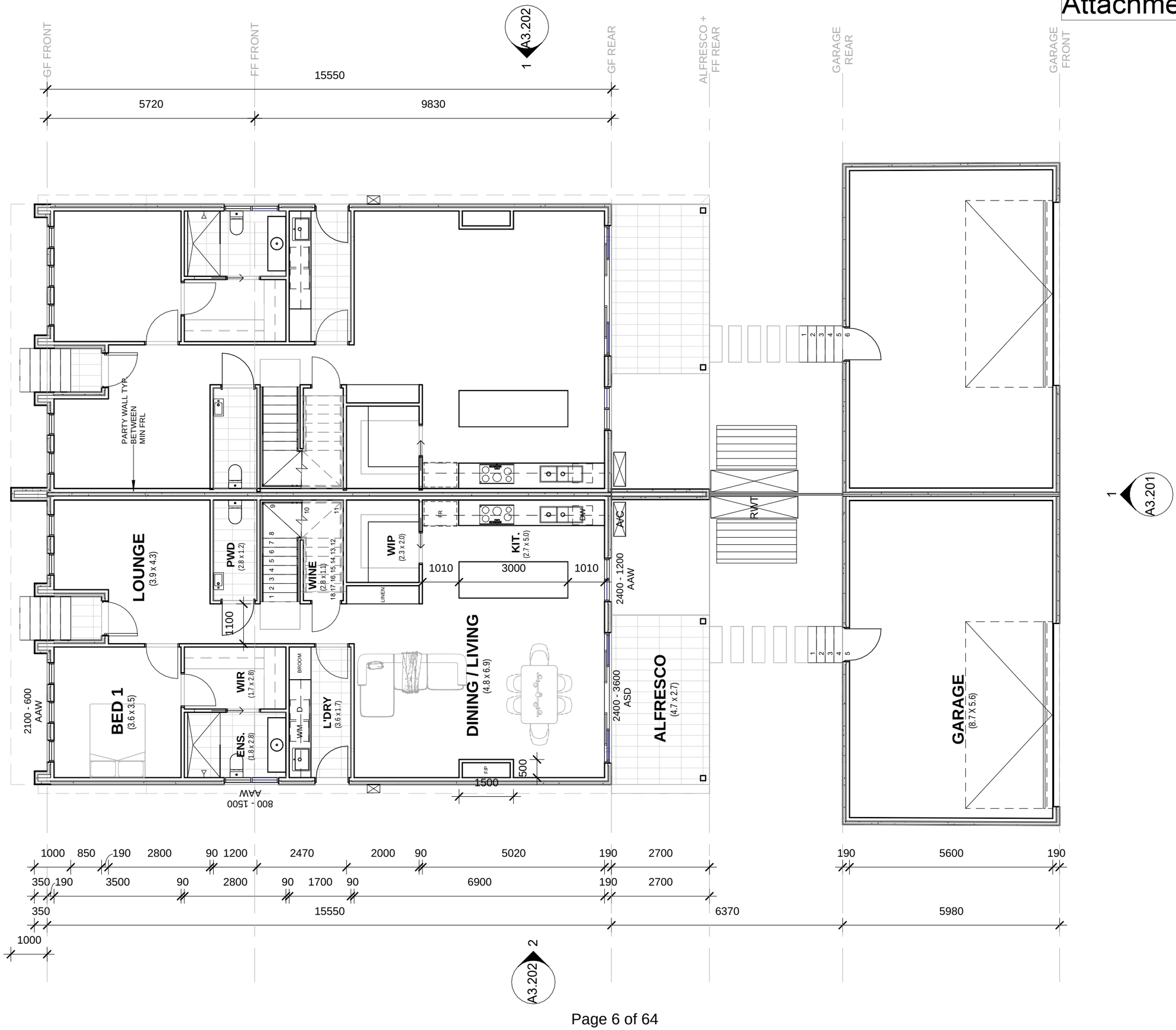
STAGE
PLANNING

SITE PLAN

PROJECT NO.	**25.023**
DATE	**05.02.2026**
DRAWN BY	**Author**
	A3.101
SCALE	**1 : 200**

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LOT 400

SITE AREA	278 m²
GF LIVING	123.17 m²
FF LIVING	89.20 m²
GARAGE	54.58 m²
ALFRESCO	12.60 m²
PORCH	1.02 m²
TOTAL	280.57 m²
SITE COVERAGE	69.2%
POS	57.88 m²
SOFT LANDSCAPING	18.7%

LOT 401

SITE AREA	278 m²
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PROJECT
25 LAURA STREET, STEPNEY SA 5069

CLIENT
P1 DEVELOPMENTS PTY LTD

STAGE
PLANNING

GROUND FLOOR PLAN

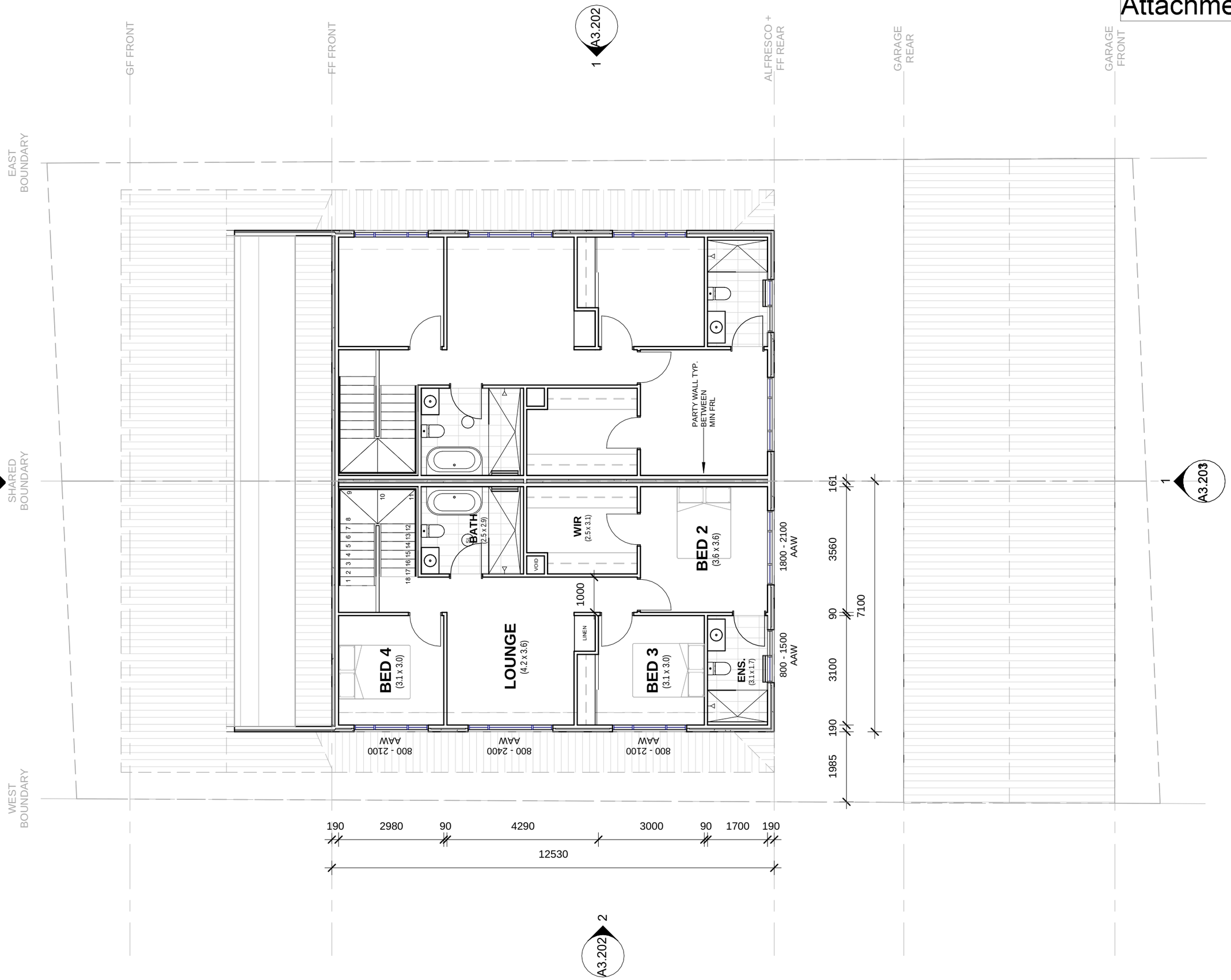
PROJECT NO.	**25.023**
DATE	**05.02.2026**
DRAWN BY	**LN**

A3.102

SCALE **1 : 100**

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LOT 400

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LOT 401

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PORCH	1.02 m²
TOTAL	281.07 m²
SITE COVERAGE	69.2%
POS	57.88 m²
SOFT LANDSCAPING	19.7%

PROJECT
25 LAURA STREET, STEPNEY SA 5069

CLIENT
P1 DEVELOPMENTS PTY LTD

STAGE
PLANNING

FIRST FLOOR PLAN

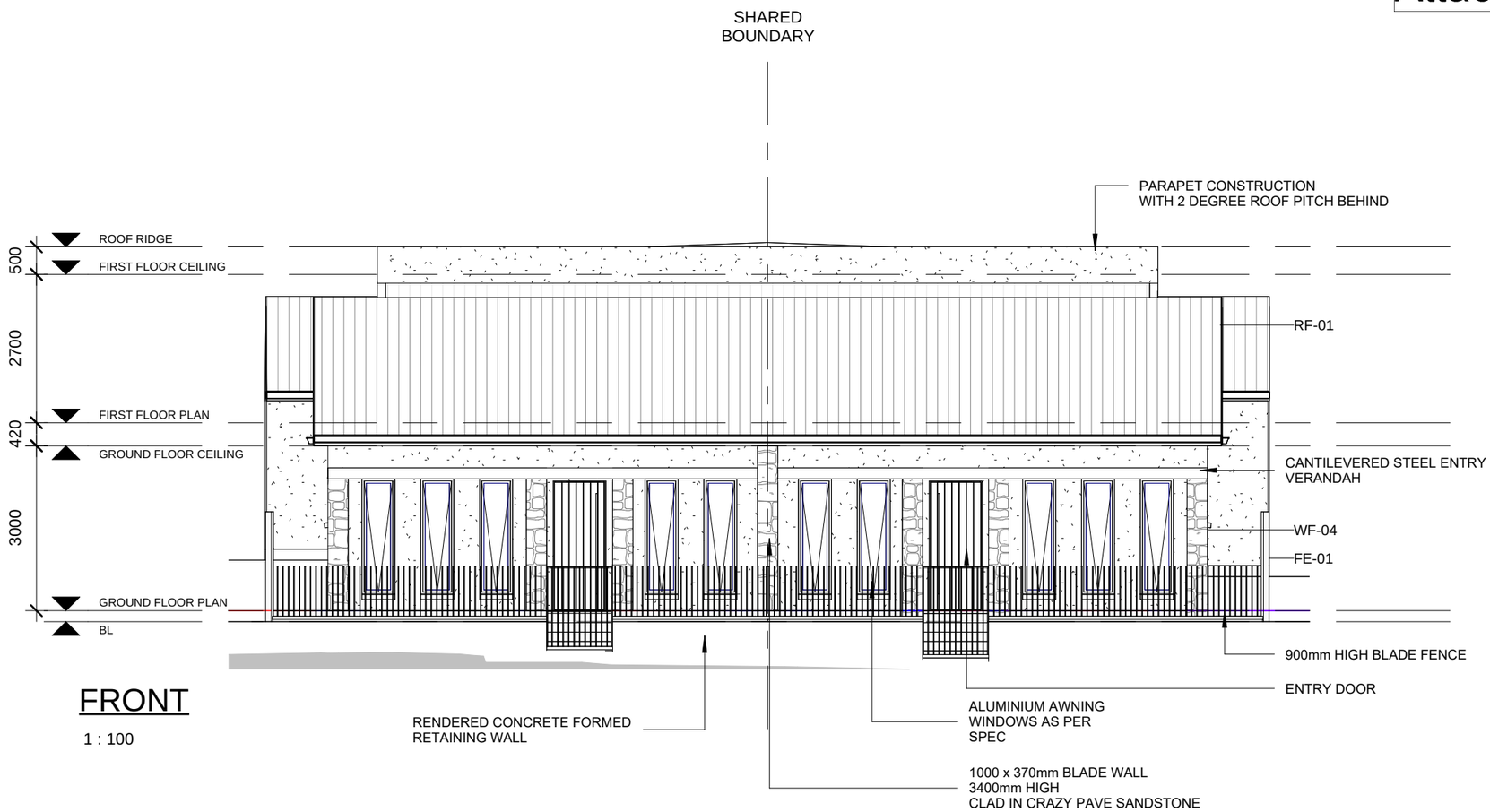
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DATE	**05.02.2026**
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Attachment 1

ELEVATION LEGEND

WF-01	WALL FINISH TYPE 1 PAINTED RENDER - ACC HEBEL (OR SIMILAR) COLOUR: COLORBOND SHALE GREY (OR SIMILAR)
WF-02	WALL FINISH TYPE 2 PAINTED RENDER - BRICK VENEER COLOUR: COLORBOND SHALE GREY (OR SIMILAR)
WF-03	WALL FINISH TYPE 3 BRICK VENEER CONSTRUCTION COLOUR: PGH GULL GREY
WF-04	WALL FINISHED TYPE 4 CLADDING TO WALL MATERIAL: SANDSTONE - CRAZY PAVE
RF-01	ROOF FINISH 1 COLORBOND SHEET (AS SELECTED) COLOUR: COLORBOND WALLABY GUTTERS AND FASCIAS TO MATCH
GD	SECTIONAL PANEL LIFT GARAGE DOOR GLIDEROL: MADISON DESIGN COLOUR: COLORBOND WALLABY (OR SIMILAR)
ENTRY FINISH DOOR	WESTERN RED CEDAR NATURAL OIL
WINDOW & DOORS	BLACK ALUMINUM FRAME
OG	DENOTES OBSCURE GLAZING AS REQUIRED
FG	DENOTES FIXED GLASS
DP	DOWNPIPE
FE-01 INDICATED	GOOD NEIGHBOUR FENCE, HEIGHT ON DRAWINGS. 1800mm HIGH COLOUR: WOODLAND GREY



FRONT

1 : 100



REAR

1 : 100

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PROJECT

25 LAURA STREET, STEPNEY SA 5069

CLIENT

P1 DEVELOPMENTS PTY LTD

STAGE

PLANNING

FRONT/REAR ELEVATIONS

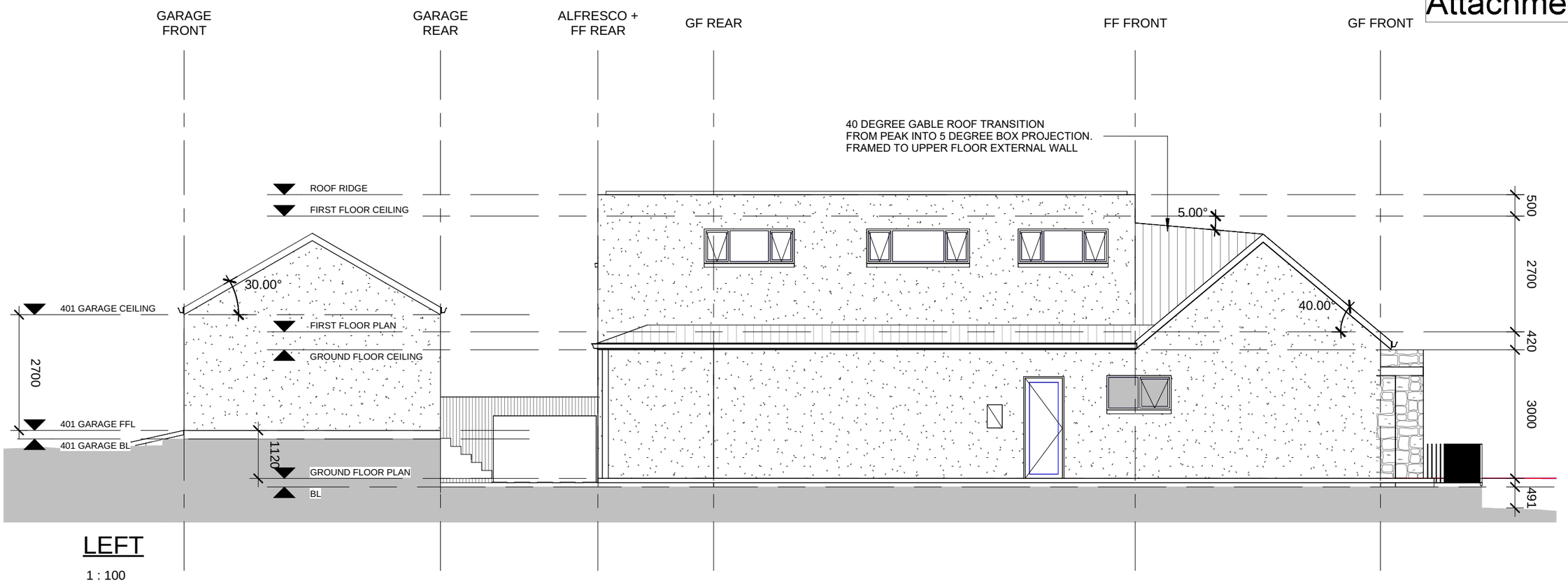
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DATE	**05.02.2026**
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SCALE	**As indicated**

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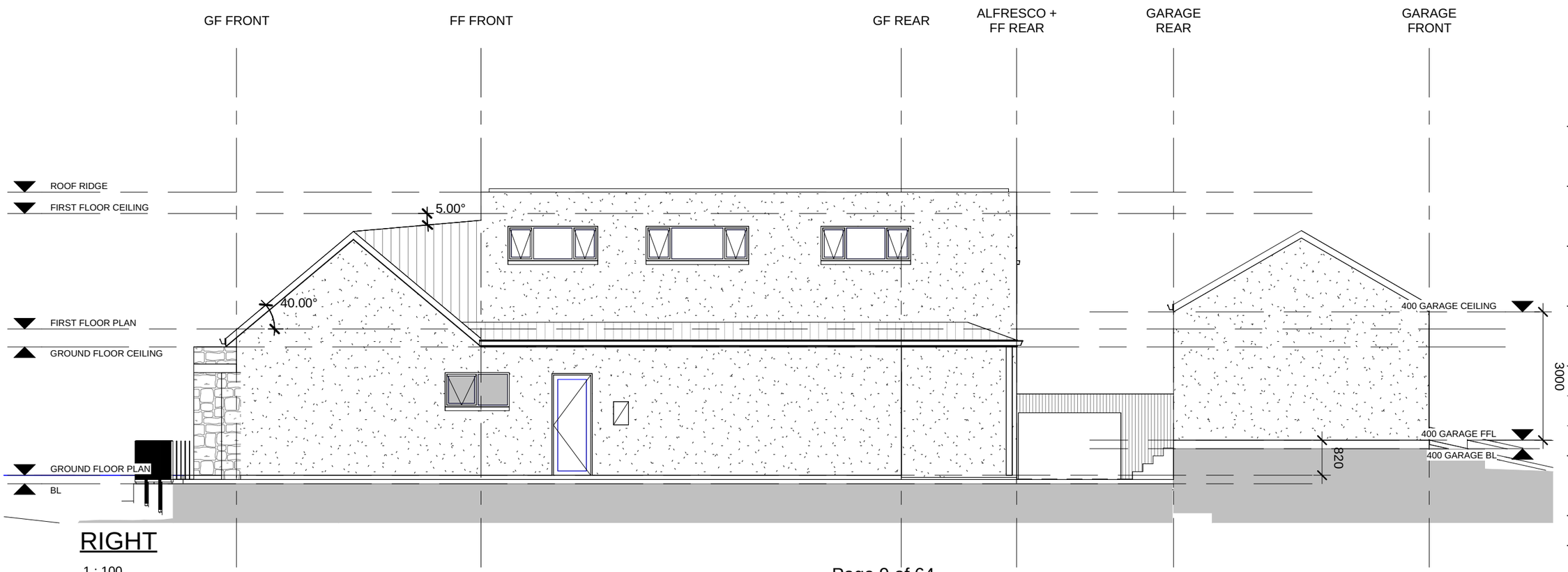
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LEFT

1 : 100



RIGHT

1 : 100

PROJECT

25 LAURA STREET, STEPNEY SA 5069

CLIENT

P1 DEVELOPMENTS PTY LTD

STAGE

PLANNING

LEFT/RIGHT ELEVATIONS

PROJECT NO.	**25.023**
DATE	**05.02.2026**
DRAWN BY	**Author**

A3.202

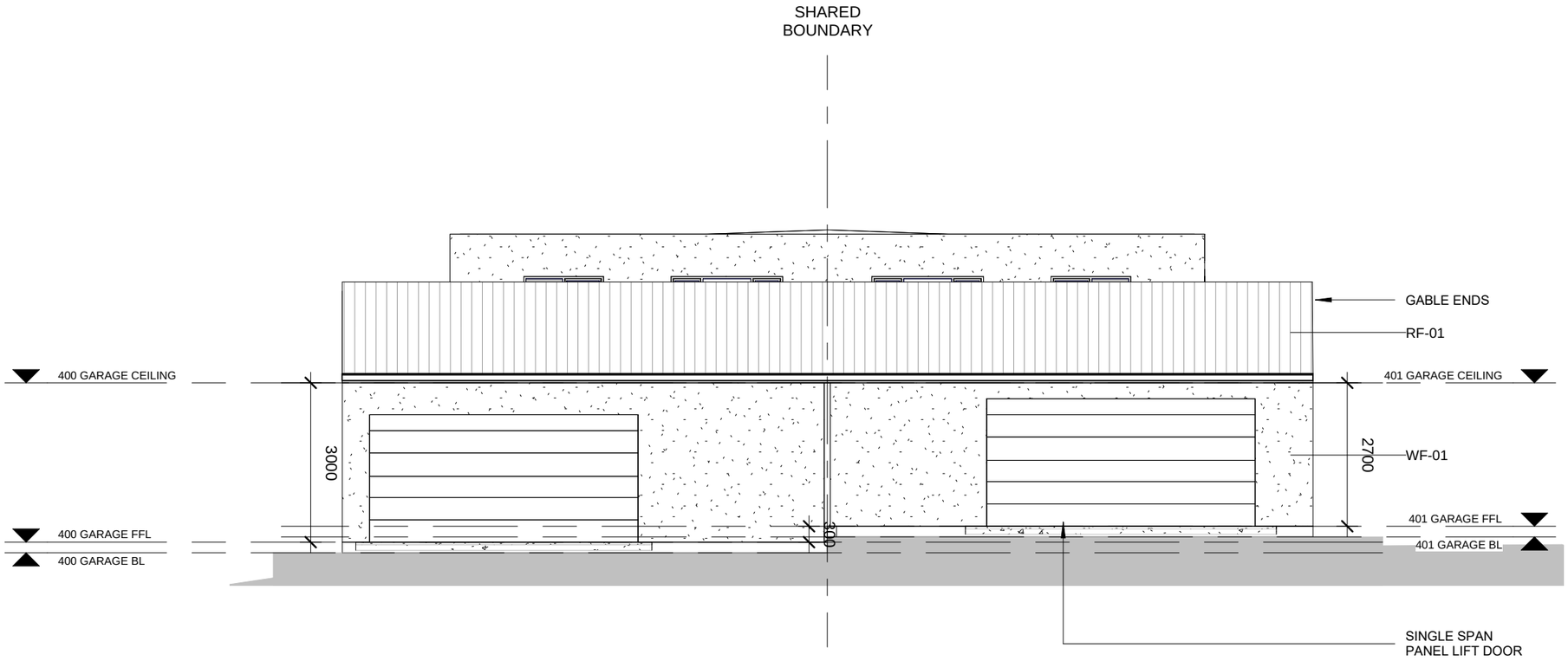
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REAR GARAGE

1 : 100

PROJECT
25 LAURA STREET, STEPNEY SA 5069

CLIENT
P1 DEVELOPMENTS PTY LTD

STAGE
PLANNING

GARAGE ELEVATIONS

PROJECT NO.	**25.023**
DATE	**05.02.2026**
DRAWN BY	**Author**
	A3.203
SCALE	**1 : 100**

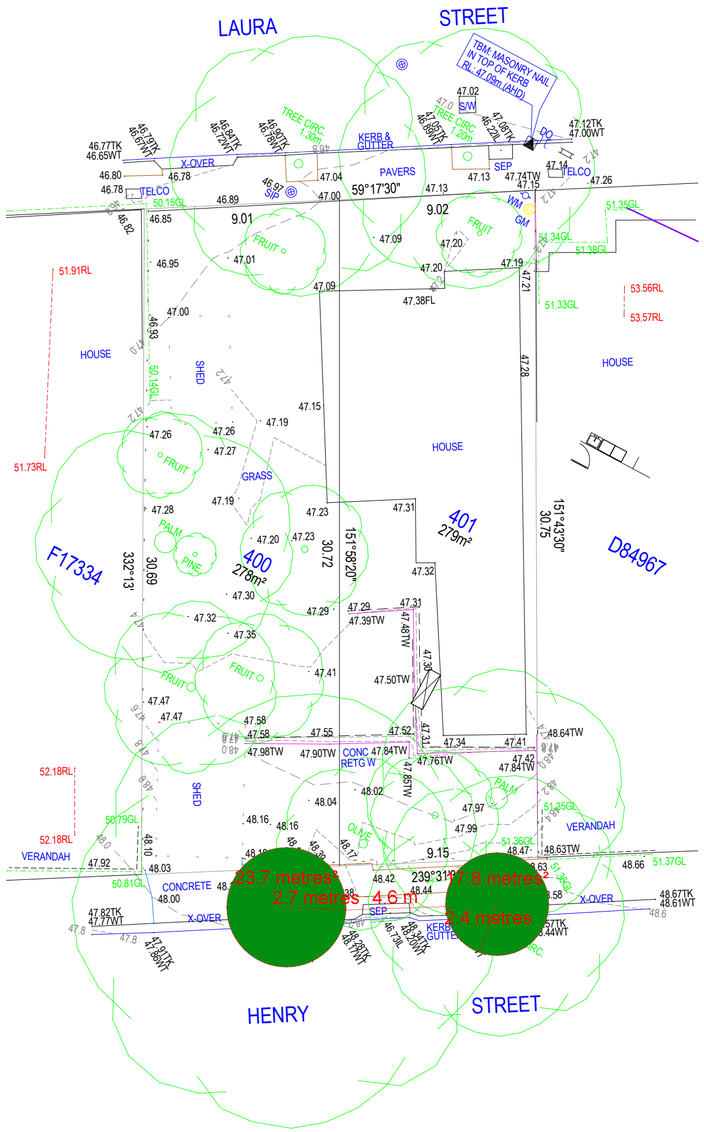
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NOTE: ALL WINDOWS TO BE IN BRICK SIZES
EXCLUDING ALL BAY WINDOW CONFIGURATIONS
AND UNLESS OTHERWISE NOTED OR DIMENSIONED

NOTE: FOR 1st FIX CARPENTERS: ALL DOORS
POSITIONED TO ALLOW FOR FULL ARCHITRAVE
SURROUND UNLESS OTHERWISE NOTED

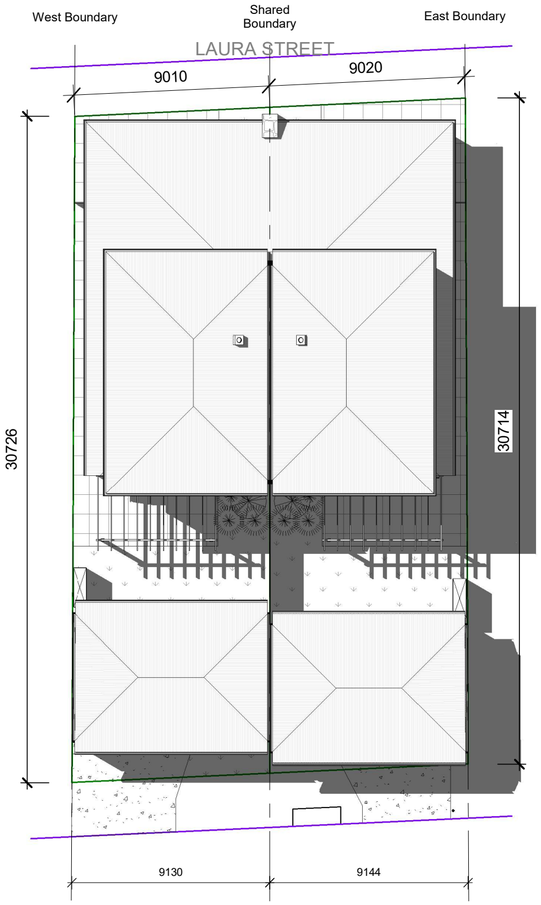
NOTE: INTERNAL DOORS TO BE 2340mm HIGH

Attachment 1



3 Site Survey
1 : 200

A2 - 05
2

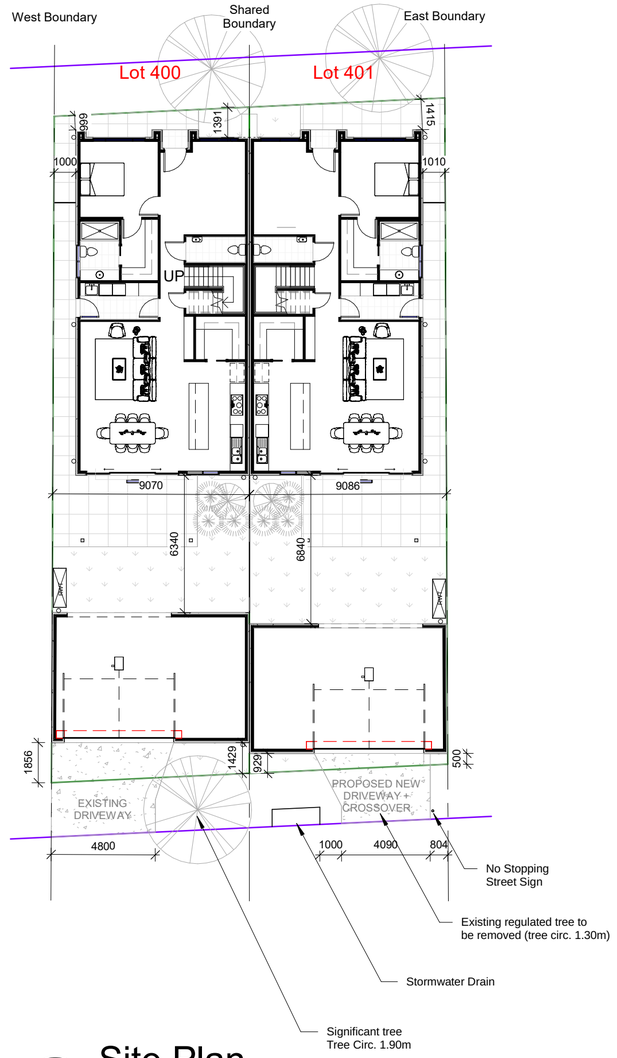


A2 - 06 2

1 A2 - 06

1
A2 - 05

1 Site
1 : 200



2 Site Plan
1 : 200



Site Location - Not to scale

0 1 2 5 10m 20m
Scale 1:200

NOTE: Builder to verify all dimensions / conditions on site prior to commencement of works or drawings provided by North Haus. All dimensions shown in millimetres unless stated otherwise. Seek clarification of inconsistencies / conflicts. Figured dimensions shall take precedence to scaled dimensions.
Drawings to be read in conjunction with relevant Structural, Fire Service, Mechanical, Hydraulic, Electrical, Civil and Landscaping documents. Technical drawings to be read in conjunction with appropriate sections of technical specification.
All work to be done in accordance with the Building Code of Australia and all local authority regulations. Execute all work to the satisfaction of the superintendent

NORTH HAUS

Lee Northam
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Lot 400.

Site Area	**= 278.00 m²**
Ground Floor Area	= 124.04 m²
First Floor Area	= 73.13 m²
Porch Area	= 1.02 m²
Garage Area	= 54.48 m²
Total Area	**= 248.43 m²**
Site Coverage	= 64.5%
POS 24 m² required sites <300 m²	= 57.60 m²
Pergola Area	= 15 m²
Soft Landscape	= 44.3 m² (16%)

Lot 401.

Site Area	**= 278.00 m²**
Ground Floor Area	= 124.04 m²
First Floor Area	= 73.13 m²
Porch Area	= 1.02 m²
Garage Area	= 54.58 m²
Total Area	**= 248.53 m²**
Site Coverage	= 64.6%
POS 24 m² required sites <300 m²	= 62.25 m²
Pergola Area	= 15 m²
Soft Landscape	= 46.5 m² (17%)

NORTH

PLANNING CONSENT

25 LAURA STREET, STEPNEY SA 5069

No.	Description	Date

P1 DEVELOPMENTS PTY LTD

Site Plan

Project number	0023
Date	10/11/2025
Drawn by	LN
A2 - 02	
Scale	1 : 200

11/11/2025 5:01:34 PM

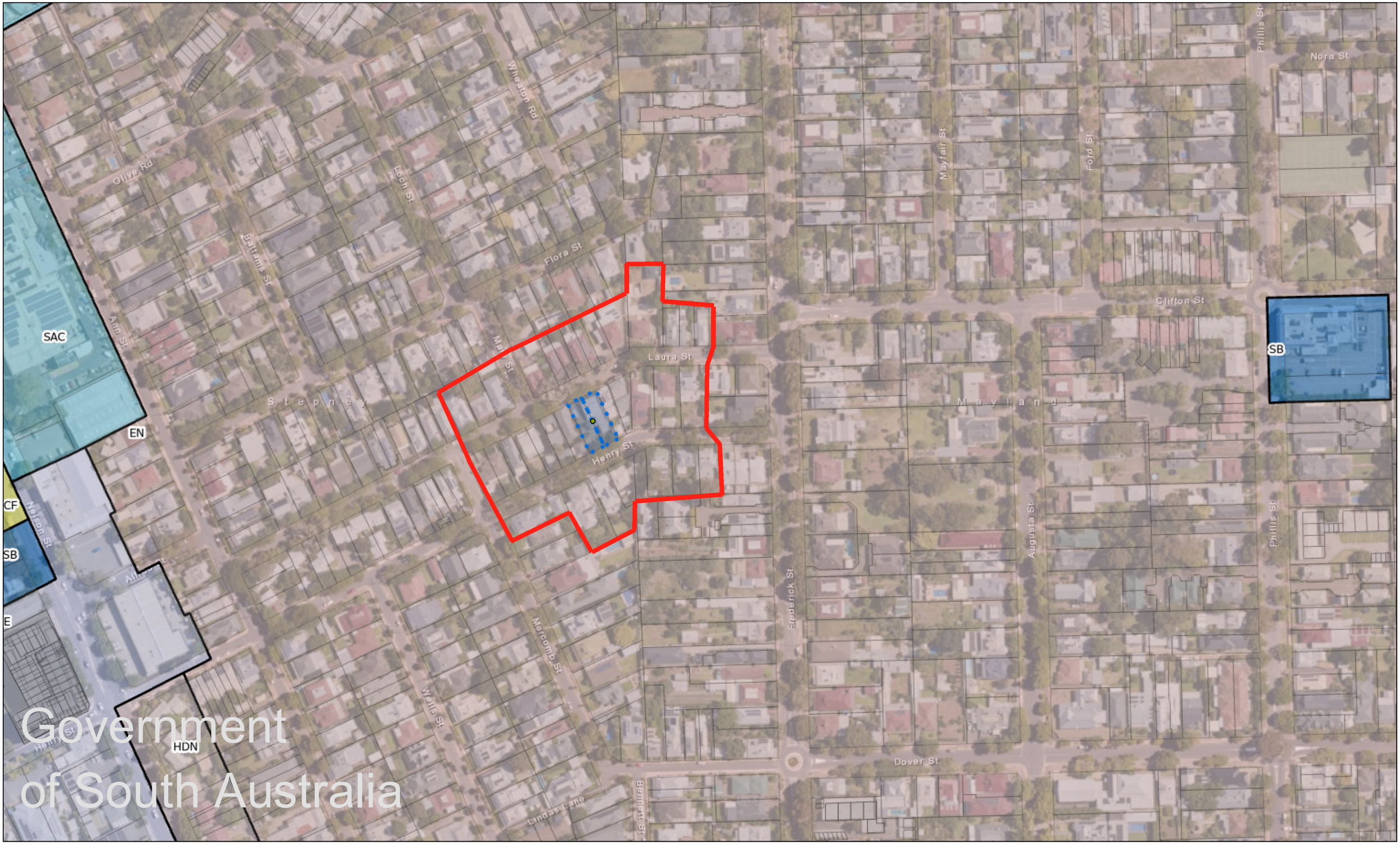
SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Attachment 2

Date created: April 17, 2026

Government of South Australia
Department for Housing and Urban Development



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Details of Representations

Attachment 3

Application Summary

Application ID	25035754
Proposal	Demolition of existing dwelling, and construction of two (2), two-storey semi-detached dwellings, associated garaging and fencing, and removal of a regulated tree
Location	25 LAURA ST STEPNEY SA 5069

Representations

Representor 1 - Brendan Grigg

Name	Brendan Grigg
Address	
Submission Date	16/03/2026 10:25 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons
The current building on the site is an eyesore and diminishes Laura Street. The proposal makes good use of the site and, in particular, the rear access to Henry Street.

Attached Documents

Representations

Attachment 3

Representor 2 - Jessica Lyons

Name	Jessica Lyons
Address	
Submission Date	22/03/2026 07:11 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

Each of the proposed homes appears to contain four bedrooms, which is likely to accommodate households with multiple vehicles. While garages are shown on the plans, it is important that each dwelling provides two full-size, practical off-street parking spaces that can be comfortably used for everyday parking, rather than arrangements that are difficult to access or that result in residents relying on on-street parking. Parking pressure in the immediate area is already significant. Laura Street and nearby Henry Street regularly experience congestion and limited on-street availability, particularly during evenings and weekends. If the proposed dwellings do not provide two genuinely usable off-street spaces per dwelling, it is likely to further increase demand for already limited street parking. For this reason, I request that Council carefully review the parking layout and ensure that the development provides two full-size, functional off-street parking spaces per dwelling that are practical and accessible for standard vehicles, so as not to exacerbate existing parking pressures in Laura Street and Henry Street. I would also ask that appropriate conditions be imposed during the construction phase to ensure the street remains accessible for residents. Laura Street and Henry st are relatively narrow and already experiences parking congestion. It is therefore important that construction vehicles, tradesperson vehicles or large machinery are not permitted to block the street or occupy significant on-street parking during peak residential times, particularly early mornings and late afternoons when residents are leaving for or returning from work. A construction management approach that minimises disruption to residents and maintains safe access along the street would be appreciated.

Attached Documents

Representations

Attachment 3

Representor 3 - Carlo and Wendy Dottore

Name	Carlo and Wendy Dottore
Address	
Submission Date	31/03/2026 11:23 AM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons See attached representation	

Attached Documents

Rep-13903793.pdf

Attachment 3

RECEIVED
FRONT COUNTER
30 MAR 2026
CITY OF NORWOOD
PAYNEHAM & ST PETERS

South Australia

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Applicant: P I DEVELOPMENTS PTY. LTD.

Development Number: 25035754

Nature of Development: DEMOLITION EXIST. DWELLING REMOVAL OF REGULATED TREE CONSTRUCTION - 2 TWO STOREY SEMI-DETACHED DWELLINGS

Zone / Sub-zone/ Overlay: ESTABLISHED NEIGHBOURHOOD ZONE

Subject Land: 25 LAURA STREET, STEPNEY, S.A. 5069

Contact Officer: Phone Number:

Close Date: 02/04/2026

My name*:	WENDY DOTTORE CARLO DOTTORE	My phone number:	
My postal address*:		My email:	

** indicates mandatory information*

My position is: *(please tick one)*

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

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

AS OUTLINED IN THE ATTACHED PAGES 2 & 3

[attached additional pages as needed]

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

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

I: *(please tick one)*

- ☑ wish to be heard in support of my submission*
- ☐ do not wish to be heard in support of my submission

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

By: *(please tick one)*

- ☐ appearing personally
- ☑ being represented by the following person: CARLO DOTTORE

Signature: Carlo Dottore / Wendy Dottore Date: 30/03/2026

Return Address: PO Box 204 Kent Town 5071 or in person at 175 The Parade Norwood
Email: developmentassessment@npsp.sa.gov.au or
Complete online submission: SA Planning Portal www.sa.gov.au/saplanningportal

The Proposal fails to accord with Plan SA Property & Development Policies of the Established Neighbourhood Zone Desired Outcomes

(1) D.01 Neighbourhood that includes a range of housing types with new buildings sympathetic to the predominant built form character and development pattern.

- The proposed allotments 400 & 401 have a compact site area of 278M² each with each Proposed Residence comprising, 4 Bedrooms, 2 Lounges, large Kitchen, Dining Living, 2 generous Ensuites with Walk in Robe, Main Bathroom, Powder Room, large Laundry Undercroft Alfresco and large Double Car Garage & Storage totalling 280.57M² in a part 1 & mainly 2 Storey bulky mass structure and out of scale with the main predominant existing Zone character of development of mainly well established character Single Storey small cottages, generally compact detached and semi detached

- In view of the accommodation Site coverage exceeds 60% and private open space is minimal and compounded by the Undercroft nature of the Alfresco and Urban Tree Canopy provisions.

- While the Laura Street Single Storey Frontage addressed this for the immediate frontage, the transition to the Two Storey is poorly resolved and articulated, resulting in Left (East) and Right (West) Elevations presenting 6.0M height Rendered 5.5m Gable to Frontage with 12.0M long x 6.6M height Rendered bland monolithic wall parapet structure 1.9M from the immediate neighbours and continuing returning 16.0M to the rear elevation, totalling 40 Lineal Metres of the 2 Storey Parapet wall construction plus the two 5.5M end Gable elements presentation to the Locality.

- The setback of the large Upper Floor mass to accommodate the Laura Street Single Storey façade built and projecting over part of the rear Private Open Space provisions only adds to the bulk and scale intrusion impact as well as comprising the Private Open Space and Urban Open Space and Urban Tree Planting provisions.

- Window sill heights and obscure glazing to upper First Floor windows are not clearly noted or dimensioned in the Documentation.

- Shadow path diagrams should be also provided to verify impact of the Proposal on Solar Access to the Neighbours including our Existing Roof Solar Panels in the afternoon times

(1) D.01 Cont.

- The Upper Storey Rear Undercroft Projection over 40% of the Private Open Space to the South provide minimal Solar Access in the Summer Months only and continuing in full Shade from mid March to early October.

- The Urban Tree Canopy overlay provisions to the Southern Undercroft area of each Dwelling are in constant Shade with no Solar access or access to the rain and with a soffit height clearance of 3.0M contrary to the required 4.0M small tree requirements would be restrictive and problematic and the required10M square of soil requirement will also be compromised by required Perimeter concrete footing beams to the upper level support column structure and pad footing to A.C. plant to approximately 50% of minimum requirement.

  All as a result of the excessive bulk and scale of the Proposal limiting the ability to achieve required minimum requirements without compromise or impact to the Proposal and its neighbouring Zone.

(2) D.02 Maintaining the prominent Streetscape character having regard to key features such as roadside planting, footpaths, front yards and spaces between crossovers .

- In this Proposal the Site has Two Street Frontages, Laura Street to the North and Henry Street to the South.

- The removal of the Regulated Street Tree in the Henry Street South Eastern location adjacent to the No Stopping Sign is not noted or shown on the Application Documents where new Crossover is proposed approximately some 2.0M West of the Eastern Boundary. The tree is a healthy 400mm diam well formed White Cedar that makes a strong, consistent, continuing contribution to the existing Streetscape and its removal would be a severe loss to the amenity.

- Suitable modification of the existing adjacent SEP stormwater Drain to an accessible grated trafficable stormwater pit integrated with the new Crossover construction comfortably relocated slightly to the West, could well accommodate the retention of the said Street Tree and its ongoing amenity for all, including the screening and softening of the proposed Built form.

- Reinstatement of the Kertb and Watertable to the Obsolete Laura Street Crossover should be included and noted on the Documents for improved Street Parking amenity.

Yours faithfully

Carlo Dottore — Wendy Dottore

Representations

Attachment 3

Representor 4 - Sam Koroneos

Name	Sam Koroneos
Address	
Submission Date	31/03/2026 06:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I live at . The proposed development will be directly opposite my property 1. There is already a serious traffic management issue right here on the bend of Henry st. The bend is the narrowest part of the street. Parking is available on both sides of the street and often prevents Rubbish collection vehicles from passing through. Even reversing from my driveway into the bend is perilous given absence of visibility of traffic coming from the Frederick st end 2. A pair of double storey townhouses will directly obstruct the street view from my property and will of course lower its value. Will there be a commensurate reduction in my rates notice? A further four garages/four more cars entering this very narrow section of roadway is likely to create more car crashes as there have been a number of them on the bend while I have lived here

Attached Documents

IMG_8222-1599344.jpeg
IMG_8275-1599345.jpeg
AdditionalImagesForRepresentorSamKoroneos-13971686.pdf
Representation-SamKoroneos-25LauraStStepney-13971687.pdf


Attachment 3
SKODA
XD·081E
20


Attachment 3

Attachment 3



Attachment 3



Attachment 3



Attachment 3



Attachment 3



Thanks Ned for getting back to me. Here's a few pics.
Sorry for the ambiguity. Yes I would like to be heard even if I'm the only one since these structures will affect my property the most.
Also thanks for your candor about the rates.
Regards
Sam K

On Wed, 1 Apr 2026 at 13:39, Ned Feary <nfeary@npsp.sa.gov.au> wrote:

> Hi Sam,
>
> Apologies, there don't seem to be any files attached, could you try again please?
>
> Just to make sure that I have understood you correctly, is it that you do not wish to be heard if you are the only representor, but would speak to the matter if others were or if clarification on the issue was needed?
>
> In answer to your question in the second part of your representation, property valuations are not determined by Council, and are instead managed by the State Government's Office of the Valuer-General. You are able to request a review of your property valuation if you believe it to be unfair, but this can sometimes result in valuations (and therefore rates) increasing, rather than decreasing. In any event, the impact on property values *per se* is not a reason to refuse new development as no policy relates to this in the Planning and Design Code. Rather, in this instance, relevant policies do exist regarding the streetscape appearance of the building, and this is a matter that will be considered in the assessment.
>
> Thanks,
>
> Ned Feary
> **SENIOR URBAN PLANNER**
>
> *Please note: my usual working days in Development Assessment are Thursday and Friday, and I will be unavailable on other days.*
>
> **City of Norwood Payneham & St Peters**
> 175 The Parade, Norwood SA 5067
> **Telephone** 8366 4531
> **Email** nfeary@npsp.sa.gov.au
> **Website** www.npsp.sa.gov.au
>
> 
>

Think before you print.

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From:
Sent: Wednesday, 1 April 2026 1:20 PM
To: Ned Feary <nfeary@npsp.sa.gov.au>
Subject: 25 Laura st Stepney development Application ID 25035754

Hi,

Thanks for your confirmation email. It said I could load up to 20Meg of pics but it only allowed me less than 10Meg

These are further pictures of the traffic issue on the narrow bend of Henry St.

I indicated that I didn't want to speak on the matter - but if required I would welcome the opportunity to do so

Kind regards

Sam K

Representations

Attachment 3

Representor 5 - Evonne Moore

Name	Evonne Moore
Address	
Submission Date	08/04/2026 12:07 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Redacted-RepresentationFromEvonneMoore-13961363.pdf

Attachment 3

Tala Aslat

From: evonne Moore
Sent: Tuesday, 7 April 2026 1:19 PM
To: Development Assessment
Subject: 25 Laura St. Stepney d/a

Hi Tala,

Thanks for your phone call. I do not support the present development application.

Thank you.

Evonne Moore

Tala Aslat

From: evonne Moore
Sent: Saturday, 4 April 2026 12:25 PM
To: Development Assessment
Subject: FW: Development application 25035754 25 Laura St. Stepney

Dear Planning Department (Development Assessment)

I sent you this representation by email on Thursday night on 2/4/26. But it has rejected for some unknown reason.
Maybe there was a problem at your end. If so, I request my representation be accepted.

Evonne Moore

From: evonne Moore
Sent: Thursday, 2 April 2026 8:29 PM
To: Development Assessment <developmentassessment@npsp.sa.gov.au>
Subject: Development application 25035754 25 Laura St. Stepney

Dear Sir/Madam

Re Demolition of existing dwelling and construction of two two-storey semi=detached dwellings, associated garaging and fencing and
removal of a regulated tree

This proposed development is to occur in the Established Neighbourhood Zone, Historic Overlay Area. The two sites are 278 m2 and the proposed
site cover is 69.2 per cent which is quite high for site covers. Proposed soft landscaping is to be 18.7 per cent of each site which is on the low side.

It is a pity that a Regulated Tree in the street is proposed to be removed. Would it be possible to move a driveway to allow this tree to be retained? Henry
Street has excellent substantial street trees and it would be a pity to see this diminished piecemeal by new developments, especially ones on small blocks
of land, with high site coverage of built structures, which sites are not sufficiently large enough to accommodate a substantial tree.

The bulk, scale and height of the proposed two-storey rear portions of the two proposed dwellings appear very large. It is always difficult to assess the impact of
these and the drawings provided appear to some extent to minimise the size and impact of the two-storey component structures. In Historic Overlay areas where
single-storey housing is the main character of residential streets, new two-storey structures have often been insensitive to the existing single-storey character.

There is one large relatively new dwelling containing a huge two-storey rear section a few doors to the west of the development site. The two-storey portion of
this new house is largely out-of-scale with the existing single-storey character and was the subject of bitter letters to newspapers soon after it was constructed.

New dwellings in Laura Street which have large and bulky two-storey components are highly visible from Henry Street, which is also in an Historic Overlay Area,
as the rear part of properties facing Laura Street back on to Henry Street.

I hope your panel can carefully consider this aspect of the proposed development.

I also hope that the proposed new dwellings use materials which are consistent with the historic dwellings in this locality, including wooden frames for windows and
suitable roof materials.

Thank you for the opportunity to make a representation. I do not wish to be heard at the panel meeting.

Evonne Moore, Dip.T., B.A.(Hons), M.Env.St.

RESPONSE TO PUBLIC REPRESENTATIONS

Development Application No. 25035754

25 Laura Street, Stepney SA 5069

Demolition of existing dwelling and construction of two (2) two-storey semi-detached dwellings, associated garaging and fencing, and removal of a regulated tree

Applicant: North Haus Pty Ltd & P1 Developments Pty Ltd | April 2026

1. Introduction

The applicant acknowledges all representations received in response to the public notification for Development Application 25035754 and welcomes the opportunity to respond.

The applicant's position is unequivocal: the proposed development is appropriate for the site and the Established Neighbourhood Zone, is fully consistent with the Planning and Design Code of South Australia, and satisfies all relevant performance outcomes. The proposal represents a positive and well-considered contribution to housing diversity and supply in a well-located inner-suburban precinct. The applicant does not consider that any of the representations received disclose a ground upon which consent should be refused or conditioned beyond what is ordinarily required, and this response sets out the basis for that position in relation to each representor in turn.

Representor 1 — Brendan Grigg	SUPPORTS

The applicant thanks Mr Grigg for his support. His observations that the existing dwelling is detrimental to the character of Laura Street, and that the proposal makes well-considered use of the site's dual-frontage configuration with vehicle access from Henry Street, reflect precisely the design intent of the development. The applicant is pleased that the merits of the proposal are recognised by an immediate neighbour.

Representor 2 — Jessica Lyons	SUPPORTS WITH CONCERNS

Ms Lyons supports the development and raises practical concerns regarding off-street parking and construction management. The applicant responds as follows.

2.1 Off-Street Parking

Each proposed dwelling is provided with a double garage accessed from Henry Street, delivering two full off-street parking spaces per dwelling in full compliance with the Planning and Design Code. The garage dimensions and driveway configuration meet the relevant

Australian Standards for vehicle access and manoeuvrability. The parking provision is both code-compliant and practically sufficient for the dwellings as proposed. No further modification to the parking arrangements is required or considered necessary.

2.2 Construction Management

The applicant is committed to managing construction activity responsibly. The applicant is open to a Construction Management Plan (CMP) if council deem it necessary and will be prepared and implemented, addressing the scheduling of heavy vehicle deliveries outside peak commute periods, the management of on-site contractor parking, and the maintenance of safe pedestrian access along both street frontages throughout the construction period.

Representor 3 — Carlo and Wendy Dottore

OPPOSES

The Dottores have submitted a technically detailed representation. The applicant has considered each point carefully and responds with corresponding rigour. It is the applicant's firm position that the proposal complies with all relevant provisions of the Planning and Design Code and that the concerns raised do not constitute grounds for refusal or for the imposition of conditions beyond those ordinarily applicable.

3.1 Bulk, Scale and Neighbourhood Character (Policy D.01)

The Dottores contend that the proposed dwellings are out of scale with the prevailing character of the zone. The applicant does not accept this characterisation.

- The Established Neighbourhood Zone does not prohibit two-storey development. Policy D.01 requires sympathy with the predominant built form character, not replication of it. The single-storey Laura Street frontage directly and appropriately addresses the primary streetscape character requirement.
- The two-storey component is situated to the rear of the allotments. This is an established, well-accepted, and widely applied design response to infill development in this zone and throughout the Norwood Payneham & St Peters area. It is not an anomaly, it is consistent with how two-storey development has been successfully delivered in this locality for many years.
- South Australia's planning policy framework explicitly supports increased housing density and diversity on well-located infill sites. The subject site, with its dual-frontage configuration and direct rear access to Henry Street, is among the most appropriate sites in the zone for exactly this form of development.

The upper floor setbacks across the east and west elevations have been designed in full accordance with the applicable setback requirements of the Planning and Design Code. The proposal meets the relevant Deemed-to-Satisfy or Performance Outcome criteria as applicable, and the parapet presentation is consistent with what is permitted and accepted in this zone. No further design amendment to the elevations or parapet configuration is required.

3.2 Site Coverage and Private Open Space

The applicant acknowledges that the site coverage figure exceeds the 60% Deemed-to-Satisfy threshold. However, these are performance-based provisions under the Planning and Design Code, and the threshold is a starting point for assessment not an absolute prohibition. Where a proposal does not meet the Deemed-to-Satisfy criteria, the assessment authority is required to consider whether the relevant Performance Outcomes are nonetheless achieved. The applicant is satisfied that they are.

It is further noted that the Norwood Payneham & St Peters area carries a long and well-documented history of development that predates contemporary site coverage benchmarks entirely. A significant number of existing dwellings and semi-detached cottages within the Established Neighbourhood Zone including many along Laura Street and its surrounding streets were constructed at site coverages that routinely exceeded what would today be considered the Deemed-to-Satisfy threshold of 60%. This reflects the compact, pre-war inner-suburban subdivision pattern of the area, where allotments are modest and dwellings were historically built close to boundaries with minimal setbacks. The proposed development is therefore not an anomaly within the local context it is, in many material respects, a continuation of the established urban fabric. To refuse or significantly condition the proposal on site coverage grounds alone would be to apply a standard that much of the existing neighbourhood itself does not meet, which would be an unreasonable and inconsistent outcome.

The under croft alfresco arrangement is a deliberate and functional design choice that optimises amenity within the constraints of the allotment size. The private open space provided satisfies the relevant Performance Outcomes when assessed in the context of the site, its configuration, and the urban infill character of the locality.

3.3 Window Sill Heights and Obscure Glazing

The current drawings confirm that upper floor windows are designed with sill heights of 1600mm above finished floor level, which fully satisfies the applicable overlooking and privacy provisions of the Planning and Design Code. The proposal demonstrably achieves the required privacy outcomes for adjoining properties. Window sill heights and glazing specifications are documented in the development plans and comply with all relevant requirements. The applicant accepts that window sill heights and obscure glazing specifications for upper floor windows should be clearly documented on the development plans. The applicant commits to including this information, with dimensions clearly noted, on amended drawings to be submitted for Council's review during the building and development approval stage.

3.4 Shadow Diagrams and Solar Access

The applicant notes that shadow diagrams are not a mandatory submission requirement for this category of development. The proposal has been designed in accordance with all applicable setback and height provisions, which are themselves the Code's mechanism for managing overshadowing impacts. The upper floor is setback in compliance with the relevant requirements, and the building envelope does not exceed what the Code permits. Any shadow impact arising from a compliant building envelope is, by definition, an accepted outcome under the Code. The Dottores' existing solar installation at 27A Laura Street is noted; however, the protection of private solar infrastructure is not a planning policy ground upon which development of a code-compliant proposal can be refused or conditioned.

3.5 Regulated Street Tree — Henry Street

The Dottores raise concerns regarding the removal of the regulated White Cedar street tree on Henry Street. The applicant notes that the removal of this tree has been assessed and approved by Council through the relevant regulated tree removal process. This matter has therefore been properly considered and resolved through the appropriate statutory mechanism. The tree removal forms part of the approved scope of works and requires no further action or amendment in the context of this development application.

3.6 Laura Street Crossover Reinstatement

Reinstatement of the kerb and water table at the existing obsolete Laura Street crossover will be carried out as part of the civil works associated with the development. This is already captured within the scope of works and will be addressed in the civil documentation in the ordinary course.

Representor 4 — Sam Koroneos

OPPOSES

Mr Koroneos raises concerns regarding traffic safety at the Henry Street bend, visual impact on his property, and the effect of the development on property values and rates. He has indicated he wishes to be heard at the decision-making hearing. The applicant addresses each matter below.

4.1 Traffic Safety at the Henry Street Bend

The proposed development replaces one dwelling with two. The incremental increase in vehicle movements attributable to one additional dwelling is, by any objective traffic engineering measure, negligible. There is no traffic impact assessment threshold triggered by a development of this scale, and no engineering basis upon which the marginal additional movements could be characterised as a material traffic hazard.

The proposed garages accommodate vehicles entirely within the allotment, accessed via a new crossover designed to comply with the relevant sight-line and safety standards. The development will, if anything, reduce pressure on on-street parking in Henry Street by providing compliant off-street parking for both dwellings. Any pre-existing traffic management concerns on the bend of Henry Street are matters for the relevant road authority and do not constitute a ground for refusal of this application.

4.2 Visual Impact and Streetscape

The impact of a new building on the outlook or view from a neighbouring property is not a ground for refusal under the Planning and Design Code. No policy exists within the Code that protects private views or existing outlooks. The relevant assessment test is whether the development meets the desired outcomes for streetscape character and built form which the applicant is satisfied it does. Council's own Senior Urban Planner has confirmed that streetscape appearance is the relevant policy matter for consideration, and the applicant is confident the proposal satisfies that test.

4.3 Property Value and Rates

As Mr Koroneos has already been advised directly by Council's Senior Urban Planner, property valuations are determined by the State Government's Office of the Valuer-General and fall entirely outside the scope of the development assessment process. The Planning and Design Code contains no policy relating to the impact of new development on neighbouring property values. This is not a matter to which any weight can or should be given in the assessment of this application.

Representor 5 — Evonne Moore

OPPOSES

Ms Moore raises concerns regarding site coverage, soft landscaping, the regulated street tree, and the bulk and scale of the two-storey rear component in the context of the Historic Overlay. The applicant has considered the submission carefully and responds as follows.

5.1 Site Coverage and Soft Landscaping

As addressed in response to Representor 3, site coverage is a performance-based provision under the Planning and Design Code, and the proposal satisfies the relevant Performance Outcomes in the context of this urban infill site. The historic character of the Norwood Payneham & St Peters area, as noted above, is itself defined in part by a built fabric that predates and exceeds the contemporary 60% threshold making the proposed coverage entirely consistent with the established neighbourhood pattern.

Regarding soft landscaping, the proposed provision of 18.7% soft landscaping across each allotment is appropriate for a dual-frontage urban infill site of this configuration and scale. The applicant further notes that a planting schedule incorporating species from Council's own recommended biodiversity-friendly flora list will be adopted, ensuring that the landscaping provided is ecologically appropriate and of genuine amenity value. The landscaping as proposed is considered to be compliant and sufficient.

5.2 Regulated Street Tree

The removal of the Henry Street White Cedar has been assessed and formally approved by Council through the regulated tree removal process. This matter is resolved and is not subject to reconsideration within the context of this development application. The tree removal is an approved and integral component of the proposed works.

5.3 Bulk, Scale and the Historic Overlay

Ms Moore raises the visibility of the two-storey rear component from Henry Street as a concern in the context of the Historic Overlay. The applicant's position is firm: the proposal is consistent with the policy framework governing the Historic Overlay and the Established Neighbourhood Zone.

- The single-storey Laura Street frontage directly addresses the primary streetscape obligation of the Historic Overlay. This is the defining and visible element of the development as experienced from the primary street.

- Two-storey rear components on Laura Street allotments are not a new phenomenon in this locality. The typology is established, accepted, and has been approved and constructed in this precinct on multiple occasions. The existence of one nearby example that attracted community comment does not establish a policy prohibition it reflects the ordinary community response to change in an established area.
- The two-storey component has been designed within a fully compliant building envelope. Its visibility from Henry Street is a consequence of the site's dual-frontage configuration, which is itself a characteristic shared by many properties in this locality. The Code's setback and height provisions are the mechanism by which the impact of two-storey development on adjoining streets is managed, and those provisions are satisfied.

The materials proposed for the development are appropriate for the site and its context. The design incorporates elements sympathetic to the historic character of the locality and the applicant is satisfied that the materials and finishes are fit for purpose and consistent with the character of the zone. No further materials amendment is considered necessary or warranted.

6. Conclusion

The applicant submits, with confidence, that the proposed development at 25 Laura Street, Stepney fully satisfies the requirements of the Planning and Design Code of South Australia and the policy outcomes of the Established Neighbourhood Zone. The proposal has been carefully designed to respect the streetscape character of Laura Street, to utilise the dual-frontage site configuration appropriately, and to deliver two well-appointed dwellings that make a genuine contribution to housing supply in a well-located inner-suburban location.

Having considered each of the five representations received, the applicant's position is that none of the concerns raised, individually or collectively, discloses a proper ground for refusal of the application or for the imposition of conditions beyond those ordinarily applicable to a development of this nature. Specifically:

- The bulk, scale, and two-storey form of the development are consistent with the zone's policies and with established development patterns in the Norwood Payneham & St Peters area.
- The site coverage, while exceeding the Deemed-to-Satisfy threshold, satisfies the relevant Performance Outcomes and is consistent with the historic character of the neighbourhood.
- The upper floor setbacks, window sill heights, and privacy provisions are fully compliant with the Planning and Design Code.
- The regulated street tree removal has been approved through the proper statutory process and requires no further consideration in this assessment.

The applicant respectfully requests that the relevant authority grant planning consent for Development Application 25035754. The applicant and its design team are available to address any matters at the decision-making hearing.

Prepared on behalf of North Haus Pty Ltd & P1 Developments Pty Ltd
Lee Northam — Director, North Haus Pty Ltd
April 2026

HERITAGE IMPACT REPORT

bbarchitects

PROPERTY ADDRESS:	**25 Laura St Stepney**
APPLICATION NUMBER:	**25035754**
DATE:	5 May 2026
PROPOSAL:	Demolition and two new two storey dwellings
HERITAGE STATUS:	STEPNEY HISTORIC AREA OVERLAY
HERITAGE ADVISOR:	David Brown, BB Architects
PLANNER:	Ned Feary

City of Norwood Payneham & St Peters



ADVICE SOUGHT

No pre DA advice has been sought from Council's heritage advisor. I met with the applicants after they had lodged to discuss possible modifications to the design to make it more appropriate in the context. Some of that advice has been taken on board.

DESCRIPTION

The existing building on the site is a mid-20th century masonry dwelling with a low pitch roof, which does not demonstrate the historic characteristics of the area. The site is in the Established Neighbourhood Zone within the Stepney Historic Area Overlay.

PROPOSAL

The proposal is to demolish the existing building on the site and to construct two attached two storey dwellings with separate garaging from the rear via Henry Street. The revised design has taken into account many of my comments including changing the view of the proposed dwelling from the street, setting it back further, front fence and front verandah designs and solid to void ratio on the front façade.

COMMENTS

DEMOLITION

The demolition of the existing dwelling on the site is an acceptable outcome as it does not demonstrate the characteristics of the historic area.

NEW DWELLINGS

There are already several newer dwellings in this area on this side of Laura Street. The adjacent property to east contains a two level dwelling with the upper level hidden in the roof. Two doors to the west there is another contemporary dwelling with the upper level set well back on the site as a separate pavilion, and while visible from the street from certain angles, is not a visually dominant element in the streetscape.

As the site is located in a single level TNV, the upper levels should be hidden from the street as much as possible like the two other newer dwellings mentioned above. The applicants have tried to move the upper level back, attempt to hide it behind a steeper gabled roof at the front, and give it a flat roof. However, given the design outcome, the upper level box will still be quite visible from the street. This is partly due to wanting to fit a four bedroom two living room dwelling on a 278sqm site. With one less bedroom and a smaller living area upstairs the upper level could be reduced and pushed further back.

SETBACKS

With the single level portion of the building at the front of the site, the applicant has changed the design significantly to make it more contextual to the Stepney context. It is still a modern insertion, but with appropriate setbacks, modest fencing and generally sympathetic materials the applicants have done as much as they are able to within their design parameters.

CONCLUSION

The front portion of the proposal is an acceptable infill dwelling in the streetscape, but the upper level is still too bulky and will be quite visible from the street.

Attachment 5

Ned Feary

From: Melinda Lutton
Sent: Wednesday, 4 February 2026 6:21 PM
To: Ned Feary
Subject: RE: Flooding Advice- 25 Laura St, Stepney

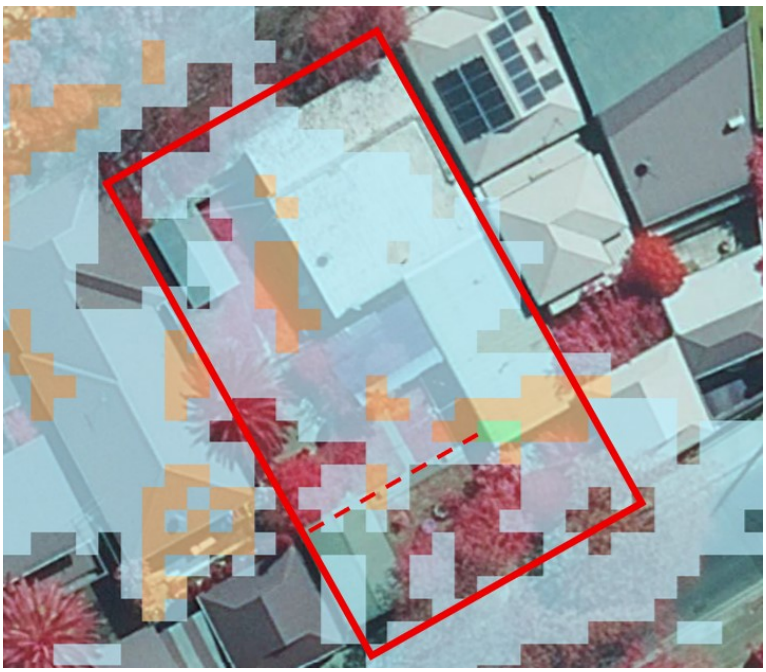
Hi Ned

Following our visit this morning I have looked further at this, and have the following observations:

- The land parcel is actually double the width I had previously considered, as SAPPA only shows half of the land parcel when you search for the address, but when you click and inquire about the western half of the property, it also shows as No. 25, so I've included a snip (first snip) which shows the whole site boundary, and the dotted line is where the retaining wall is, with the second snip showing both boundaries for 25 Laura Street
- I think that the FFL for the garages should relate to the Henry Street kerb levels at the SW corner of the property (TK = 48.57). This would also make more sense in terms of levels to drive in at the Henry Street road levels
- Required garage FFL = 48.97m (48.57 + 0.1 + 0.3)
- Proposed FFL = 47.85, so garage floor levels would need to be raised
- This does mean that the garage floors are over 1m higher than the house FFLs – I'm not sure what the opening is at the "back" of the garages (into the garden) but assuming they would want access from the back of the garage into the garden, this would need to be considered

I have reviewed my previous comments about the FFLs, and proposed house FFLs (47.85m) are OK as they are, and are approx. 500mm above current ground levels surrounding the house.

Best regards, Mel







Melinda Lutton
Principal Engineer

Kaurna Country
Level 2, 170 Frome Street
Adelaide SA 5000
Tonkin.com.au | LinkedIn



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Attachment 5

Ned Feary

From: Josef Casilla
Sent: Tuesday, 5 May 2026 9:53 AM
To: Ned Feary
Subject: RE: 25 Laura Street Stepney- Henry St SEP

Hi Ned

Thanks for the meeting earlier this morning regarding your query below.

As discussed, replacing the subject SEP with a trafficable grated pit will increase the likelihood (and therefore the risk) of blocking the entrance to the pit. This will then increase the likelihood (and therefore the risk) of flooding of both this property and adjacent properties. The risk of blockage may be reduced by increasing the maintenance frequency of the drainage infrastructure, but this may be a conversation with the Depot staff regarding whether this is practical or not. It is also noted that, as per previous advice, this area is within the Trinity Valley and is flood-prone.

As such, I re-iterate that I do not support that conversion of this SEP to a trafficable grated pit within the driveway crossover.

I acknowledge the Council's hesitance to remove street trees, and therefore, I also re-iterate that should the applicant wish to submit a proposal confirming that a relocation or removal of this pit is viable, I would be open to reviewing it. In this scenario though, the applicant would need to undertake any and all investigation, design and construction works, and bear all associated costs.

Kind regards,

Josef Casilla
ASSETS MANAGER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Mobile
Email
Website www.npsp.sa.gov.au

Attachment 5

Ned Feary

From: Rebecca Van Der Pennen
Sent: Monday, 4 May 2026 11:56 AM
To: Ned Feary
Subject: RE: 25 Laura St, Stepney (Henry St Access)

Hi Ned,

From a quick review I am not too concerned about the locations of the driveways in regards to the bend on Henry Street. Although it would definitely assist if there was a greater sigh distance provided for vehicle exiting the property (currently vision would be very limit and a vehicle would have to enter into the roadway before fully exiting their garage).

I do have concerns however with the driveway widths, I don't think they have provided enough space for a vehicle to exit the garage without hitting the garage walls. Can we ask them to provide swept paths for access to the garage? Noting that Henry Street is a narrow street too and parking is permittable opposite these driveways there isn't enough space in the road width to cater for the entire turning movement within the road so they would have to commence this within the driveway crossover to exit too.

It also looks like they would not be able to open the door to the courtyard if a vehicle is parking in the garage based on the dimensions provided.

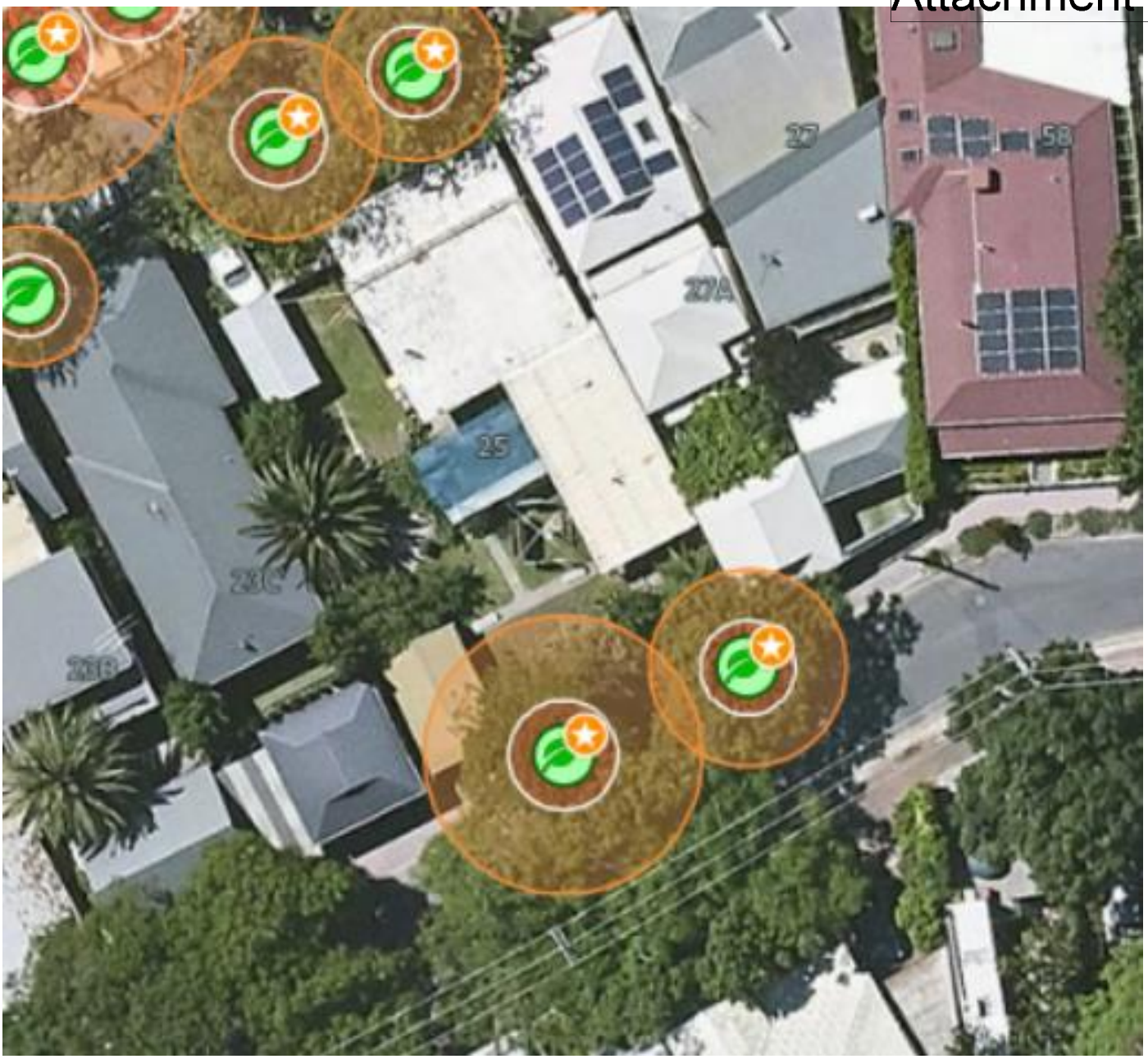
It is also unclear, however it seems based on the existing line marking that the addition of this crossover will result in the removal of both parking spaces adjacent to the property.

Happy to discuss.

Thanks,

Rebecca van der Pennen
Senior Traffic Engineer

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone
Mobile
Email
Website www.npsp.sa.gov.au



Development application - 25035754: 25 Laura St Stepney SA 5069,

Street tree location SRZ and NRZ

Tree Report

Honey Locust

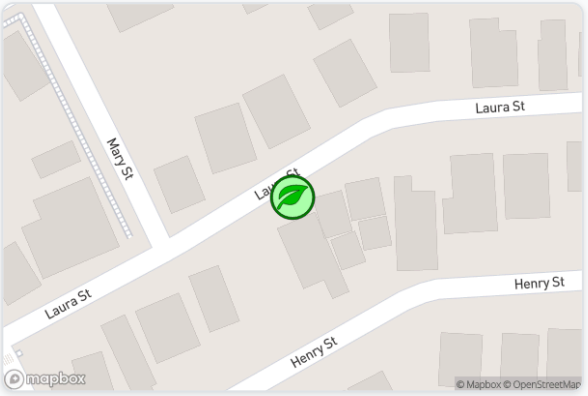
Gleditsia triacanthos

Generated on December 12, 2025 at 4:38 PM

Active Significant

APPROXIMATE ADDRESS
25 Laura St, Stepney SA 5069, Australia

TREE ID **5842240**	ASSET ID **-**	PLANTED DATE **-**
CURRENT RISK Low	AGE **Mature**	ULE **10 - 20 years**
HEALTH **Good**	STRUCTURE **Good**	CIRCUMFERENCE **1 - 2m**
HEIGHT (M) **0**	HEIGHT RANGE **5 - 10m**	DBH (CM) **37**
CANOPY SIZE (M) **0**	CANOPY SIZE **5-10m**	DBH RANGE **300mm - 450mm**
CANOPY N-S (M) **0**	CANOPY E-W (M) **0**	VERGE SIZE **-**



Coordinates: -34.91062193, 138.63278636

TPZ	SRZ
4.44m	**2.27m**

Inspection/Observation History

Next Inspection Due: Dec 11, 2030

Date	Notes	Work Req.	Work Priority	Work Tasks	Work Notes
Dec 11, 2025 Matthew Cole	CORRECTION: The tree has an NRZ of 4.32m which extends into the property by 2.82m	No			
	Risk Assessment 1 Dec 11, 2025 Failure: Possible Impact: Low Consequence: Minor **Risk: Low** Tree Part: N/A Target:				
Dec 11, 2025 Matthew Cole	CORRECTION: The tree has an SRZ of 2.37m which extends in to the property by 87cm (the tree is situated at 1.5m from the property).	No			
	Risk Assessment 1 Dec 11, 2025 Failure: Possible Impact: Low Consequence: Minor **Risk: Low** Tree Part: N/A Target:				
Dec 11, 2025 Matthew Cole	Regulated tree located approximately 1.5 m south of the property boundary. It has a tall, single stem to around 3.5–4 m, where lateral branches form and provide ample clearance for use of the area beneath the crown. The 2.15m SRZ extends approximately 65 cm into the private property, and the TPZ/NRZ extends around 3.9m inside the boundary. This relatively large, healthy specimen shows no faults or features requiring arboricultural intervention. The existing mistletoe is not currently impacting tree health however, its removal should be considered during any future works when appropriate equipment is onsite, to support the tree's long-term health and reduce unnecessary energy loss to parasitic growth.	No			
	Risk Assessment 1 Dec 11, 2025 Failure: Possible Impact: Low Consequence: Minor **Risk: Low** Tree Part: N/A Target:				
Oct 13, 2025 Colin Thornton	Large mature tree displaying good overall health and form evidence of crossing and rubbing branches and mistletoe within the upper crown.	No			

Attribute History

A history of Tree Attribute changes to this tree.

Dec 11, 2025 — Matthew Cole

AGE	HEALTH	STRUCTURE	ULE
Mature	**Good**	**Good**	**10 - 20 years**

HEIGHT	CANOPY	DBH (CM)
5 - 10m	**5-10m**	**37**

Dec 11, 2025 — Matthew Cole

AGE	HEALTH	STRUCTURE	ULE
Mature	**Good**	**Good**	**10 - 20 years**

HEIGHT	CANOPY	DBH (CM)
5 - 10m	**5-10m**	**37**

Dec 11, 2025 — Matthew Cole

AGE	HEALTH	STRUCTURE	ULE
Mature	**Good**	**Good**	**10 - 20 years**

HEIGHT	CANOPY	DBH (CM)
5 - 10m	**5-10m**	**37**

Oct 13, 2025 — Colin Thornton

AGE	HEALTH	STRUCTURE	ULE
Mature	**Good**	**Good**	**10 - 20 years**

HEIGHT	CANOPY	DBH (CM)
5 - 10m	**5-10m**	**37**

Valuation History

A history of Tree Valuations against this tree.

Date	Value	Type	Base Value
Dec 11, 2025	**$23,064.87**	Calculated	$13.62
Dec 11, 2025	**$19,769.89**	Estimated	$13.62

'Estimated' Type indicates the DBH Range was used instead of an exact DBH Value.

Photos

Photos associated with this tree (8 photos).

Dec 11, 2025 4:12 PM



Dec 11, 2025 4:12 PM



Dec 11, 2025 4:12 PM



Dec 11, 2025 4:12 PM



Dec 11, 2025 4:12 PM



Oct 13, 2025 1:06 PM



Oct 13, 2025 1:06 PM



Oct 13, 2025 1:06 PM



Tree Report

Honey Locust

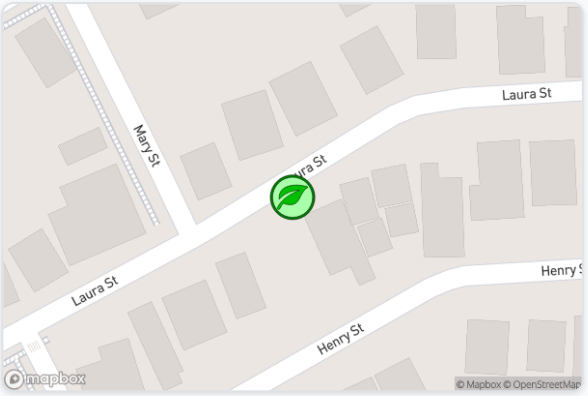
Gleditsia triacanthos

Generated on December 12, 2025 at 4:38 PM

Active Significant

APPROXIMATE ADDRESS
23C Laura St, Stepney SA 5069, Australia

TREE ID **5842245**	ASSET ID **-**	PLANTED DATE **-**
CURRENT RISK TBD	AGE **Mature**	ULE **10 - 20 years**
HEALTH **Good**	STRUCTURE **Good**	CIRCUMFERENCE **1 - 2m**
HEIGHT (M) **0**	HEIGHT RANGE **10 - 15m**	DBH (CM) **42**
CANOPY SIZE (M) **0**	CANOPY SIZE **5-10m**	DBH RANGE **300mm - 450mm**
CANOPY N-S (M) **0**	CANOPY E-W (M) **0**	VERGE SIZE **-**



Coordinates: -34.91065185, 138.63271218

TPZ	SRZ
5.04m	**2.39m**

Inspection/Observation History

Next Inspection Due: Dec 11, 2030

Date	Notes	Work Req.	Work Priority	Work Tasks	Work Notes
Dec 11, 2025 Matthew Cole	Regulated tree located approx 1.5m south of the property boundary. It has a tall, single stem to around 3.5–4m, where lateral branches form and provide ample clearance for use of the area beneath the crown. The 2.41m SRZ extends approximately 91cm into the private property, and the NRZ extends around 3.9m inside the boundary. This relatively large, healthy specimen shows no faults or features requiring arboricultural intervention. The existing mistletoe is not currently impacting tree health however, its removal should be considered during any future works when appropriate equipment is onsite, to support the tree's long-term health and reduce unnecessary energy loss to parasitic growth.	No			
	Risk Assessment 1 Dec 11, 2025 Failure: Unknown Impact: Unknown Consequence: Unknown **Risk: Unknown** Tree Part: N/A Target:				
Oct 13, 2025 Colin Thornton	Large mature tree showing good health, shape and form. The tree has a wide spreading crown that shows evidence of mistletoe infestation.	No			

Attribute History

A history of Tree Attribute changes to this tree.

Dec 11, 2025

Matthew Cole

AGE	HEALTH	STRUCTURE	ULE
Mature	**Good**	**Good**	**10 - 20 years**

HEIGHT	CANOPY	DBH (CM)
10 - 15m	**5-10m**	**42**

Oct 13, 2025

Colin Thornton

AGE	HEALTH	STRUCTURE	ULE
Mature	**Good**	**Good**	**10 - 20 years**

HEIGHT	CANOPY	DBH (CM)
10 - 15m	**5-10m**	**41**

Valuation History

A history of Tree Valuations against this tree.

Date	Value	Type	Base Value
Dec 11, 2025	**$29,719.82**	Calculated	$13.62
Dec 11, 2025	**$24,275.52**	Estimated	$13.62

'Estimated' Type indicates the DBH Range was used instead of an exact DBH Value.

Photos

Photos associated with this tree (7 photos).

Dec 11, 2025 4:23 PM



Dec 11, 2025 4:23 PM



Dec 11, 2025 4:23 PM



Dec 11, 2025 4:23 PM



Oct 13, 2025 1:08 PM



Oct 13, 2025 1:08 PM



Oct 13, 2025 1:08 PM



Tree Report

White Cedar

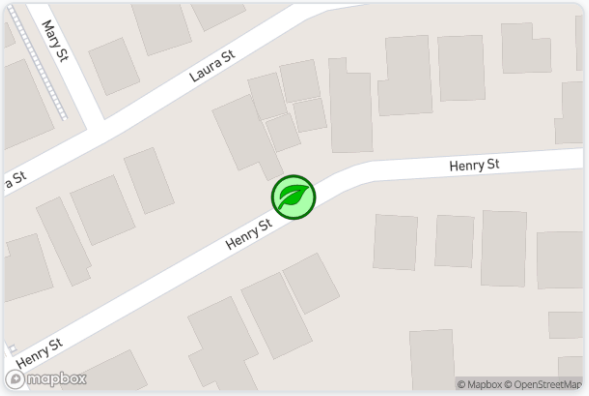
Melia azedarach

Generated on December 12, 2025 at 4:40 PM

Active Significant

APPROXIMATE ADDRESS
25 Laura St, Stepney SA 5069, Australia

TREE ID	ASSET ID	PLANTED DATE
6104372	**-**	**-**
CURRENT RISK	AGE	ULE
Low	**Mature**	**20 years +**
HEALTH	STRUCTURE	CIRCUMFERENCE
Good	**Good**	**1 - 2m**
HEIGHT (M)	HEIGHT RANGE	DBH (CM)
0	**5 - 10m**	**41**
CANOPY SIZE (M)	CANOPY SIZE	DBH RANGE
0	**5-10m**	**Less than 150mm**
CANOPY N-S (M)	CANOPY E-W (M)	VERGE SIZE
0	**0**	**-**



Coordinates: -34.91089015, 138.63296990

TPZ	SRZ
4.92m	**2.37m**

Inspection/Observation History

Next Inspection Due: Dec 12, 2030

Date	Notes	Work Req.	Work Priority	Work Tasks	Work Notes
Dec 12, 2025 Matthew Cole		No			
	Risk Assessment 1 Dec 12, 2025 — Failure: Possible · Impact: Low · Consequence: Minor · **Risk: Low** · Tree Part: N/A · Target:				
Dec 12, 2025 Matthew Cole	25 year old street tree planted 2.5m from the property to its north, the tree has an SRZ of 2.39m. Health and structure are very good, form is also very good with a large broad spreading crown extending up and over the footpath and carriageway. No faults or defects, the tree will not require any further arboricultural intervention in the foreseeable future. The avenue of white cedar is highly valuable and provides significant contribution to the Councils overall canopy cover.	No			

Attribute History

A history of Tree Attribute changes to this tree.

Dec 12, 2025 — Matthew Cole

AGE	HEALTH	STRUCTURE	ULE
Mature	**Good**	**Good**	**20 years +**

HEIGHT	CANOPY	DBH (CM)
5 - 10m	**5-10m**	**41**

Dec 12, 2025 — Matthew Cole

AGE	HEALTH	STRUCTURE	ULE
Mature	**Good**	**Good**	**20 years +**

HEIGHT	CANOPY	DBH (CM)
5 - 10m	**5-10m**	**41**

Valuation History

A history of Tree Valuations against this tree.

Date	Value	Type	Base Value
Dec 12, 2025	**$28,321.44**	Calculated	$13.62
Dec 12, 2025	**$24,275.52**	Estimated	$13.62

'Estimated' Type indicates the DBH Range was used instead of an exact DBH Value.

Photos

Photos associated with this tree (5 photos).

Dec 12, 2025 4:21 PM



Dec 12, 2025 4:21 PM



Dec 12, 2025 4:21 PM



Dec 12, 2025 4:21 PM



Dec 12, 2025 4:21 PM



Tree Report

White Cedar

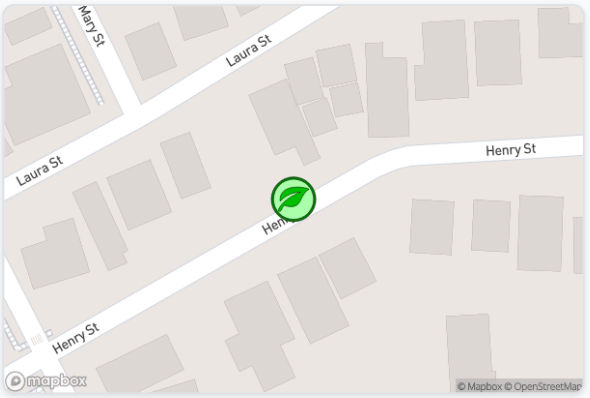
Melia azedarach

Generated on December 12, 2025 at 4:40 PM

Active Significant

APPROXIMATE ADDRESS
25 Laura St, Stepney SA 5069, Australia

TREE ID **6104374**	ASSET ID **-**	PLANTED DATE **-**
CURRENT RISK Low	AGE **Mature**	ULE **10 - 20 years**
HEALTH **Good**	STRUCTURE **Fair**	CIRCUMFERENCE **1 - 2m**
HEIGHT (M) **0**	HEIGHT RANGE **5 - 10m**	DBH (CM) **58**
CANOPY SIZE (M) **0**	CANOPY SIZE **5-10m**	DBH RANGE **Less than 150mm**
CANOPY N-S (M) **0**	CANOPY E-W (M) **0**	VERGE SIZE **-**



Coordinates: -34.91092952, 138.63286855

TPZ	SRZ
6.96m	**2.74m**

Inspection/Observation History

Next Inspection Due: Dec 12, 2030

Date	Notes	Work Req.	Work Priority	Work Tasks	Work Notes
Dec 12, 2025 Matthew Cole		No			
	Risk Assessment 1 Dec 12, 2025 Failure: Probable Impact: Low Consequence: Minor **Risk: Low** Tree Part: N/A Target:				
Dec 12, 2025 Matthew Cole	50+ year old street tree, planted 2.4m from the property boundary to its north, the tree has an SRZ of 2.76m. Health is good, form is good with fair structure, the tree displays areas of hollowing at previous pruning points, this is typical for the species, branch failure likelihood is not increased to unacceptable levels as the tree establishes new wood in areas required to support itself. The trees healthy relatively small crown is sufficiently supported at the time of the assessment. Crown form is lifted to allow road and footpath clearance. The trees root buttress has expanded quite dramatically in a gnarly formation resulting in the need to alter the immediate civil infrastructure. The tree is one of many white cedars in the avenue.	No			
	Risk Assessment 1 Dec 12, 2025 Failure: Probable Impact: Low Consequence: Minor **Risk: Low** Tree Part: N/A Target:				

Attribute History

A history of Tree Attribute changes to this tree.

Dec 12, 2025 — Matthew Cole

AGE	HEALTH	STRUCTURE	ULE
Mature	**Good**	**Fair**	**10 - 20 years**
HEIGHT	CANOPY	DBH (CM)	
5 - 10m	**5-10m**	**58**	

Dec 12, 2025 — Matthew Cole

AGE	HEALTH	STRUCTURE	ULE
Mature	**Good**	**Fair**	**10 - 20 years**
HEIGHT	CANOPY	DBH (CM)	
5 - 10m	**5-10m**	**58**	

Valuation History

A history of Tree Valuations against this tree.

Date	Value	Type	Base Value
Dec 12, 2025	**$34,005.94**	Calculated	$13.62
Dec 12, 2025	**$48,579.91**	Estimated	$13.62

'Estimated' Type indicates the DBH Range was used instead of an exact DBH Value.

Photos

Photos associated with this tree (7 photos).

Dec 12, 2025 4:33 PM



Dec 12, 2025 4:33 PM



Dec 12, 2025 4:33 PM



Dec 12, 2025 4:33 PM



Dec 12, 2025 4:33 PM



Dec 12, 2025 4:33 PM



Dec 12, 2025 4:33 PM



5.3 DEVELOPMENT NUMBER – ID 25009447 - MICHELLE JONES & CAM FLOWER - 18 BENNETT STREET MAYLANDS SA 5069

DEVELOPMENT NO.:	25009447
APPLICANT:	Michelle Jones & Cam Flower
ADDRESS:	18 BENNETT ST MAYLANDS SA 5069
NATURE OF DEVELOPMENT:	Privacy screen (retrospective)
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Character Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Minimum Frontage (Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m) • Minimum Site Area (Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Minimum Side Boundary Setback (Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher) • Site Coverage (Maximum site coverage is 50 per cent)
LODGEMENT DATE:	23 Dec 2025
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.22 18/12/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Callum Hastie, Urban Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	None

CONTENTS:

APPENDIX 1:Relevant P&D Code Policies
ATTACHMENT 1:Application Documents
ATTACHMENT 2:Subject Land Map
ATTACHMENT 3:Zoning Map
ATTACHMENT 4:Representations
ATTACHMENT 5:Response to Representations

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is a retrospective application for a privacy screen structure.

The screen is 28.2m long with a maximum height of 2.4m. The screen is setback 17cm from the existing fence on the northern boundary.

Council first became aware of the construction of the structure without Development Approval in March 2025. Council's compliance officer subsequently inspected the site and determined that the development required approval. They invited the landowner to either remove the structure or lodge a development application to attempt to seek Development Approval for the structure.

The existing boundary fence is less than 2.1m in height, measured from the existing ground level either side, and therefore did not require Development Approval. Council has recently approved applications for a dwelling addition and swimming pool, these were completed in December 2023 and November 2022 respectively.

The structure has been considered as a privacy screen, as it is not a fence or an outbuilding. Fence is not defined in the Planning & Design Code, however, is defined in the dictionary as an *"enclosure or barrier along the boundary of a park, field etc or any place to protect it from intruders or to define limits."*

The structure is slightly setback from the side boundary, being off-set 17cm and there is existing fencing forming the barrier along the boundary.

DEVELOPMENT APPROVAL HISTORY:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
16 November 2022	22025963	Dwelling addition at rear
10 September 2021	21027691	Swimming pool and safety fence
23 October 2009	155/781/2009	Carport & verandah

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 18 BENNETT ST MAYLANDS SA 5069
Title ref.: CT 6097/311 **Plan Parcel:** F134832 AL81 **Council:** THE CITY OF NORWOOD PAYNEHAM & ST PETERS

The development site is a rectangular allotment with a frontage of 12m and a depth of 36m, the total site area is approximately 440sqm. The site currently contains a single storey detached dwelling with the recently constructed rear addition and swimming pool.

The existing boundary fence consists of metal sheeting towards the rear of the site and timber slats towards the front of the buildings, and a short section of masonry wall close to the street boundary. The privacy screen only abuts the timber slat and metal sheet fencing.

The locality is predominantly single storey detached dwellings. Side setbacks are generally limited, with some dwellings nearby incorporating boundary walls.

The subject land is identified in ***Attachment 2 – Subject Land Map***. The zoning is shown in ***Attachment 3 – Zoning Map.***

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Other - Residential - Privacy screen: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

- **REASON**

Per Table 5 procedural matters of the Established Neighbourhood Zone, privacy screen is not listed and it is not considered a minor form of development

- **LIST OF REPRESENTATIONS**

Three representations were received during the public notification period.

One representation was supportive of the proposal with some concerns and two of the representations were supportive of the proposal. Two representors wish to be heard in support of their written representations.

The representor details are below:

Representor Name	Representor's Address	Position	Wishes to be Heard
Giles Bettison		Support	Yes
Jane Sleath		Support	No
Mohamad Rafet		Support with concerns	Yes

- **SUMMARY**

The 2 representors who support the development believe that the development does not impact amenity or access to sunlight of adjacent residents and that the development improves privacy for residents of the subject property and neighbouring land.

The other representor supports the development in principle but raised concerns regarding the following matters:

- The height of the screen and resulting amenity impacts (the representor also contends that the height exceeds that shown on the provided elevation drawings)

- The design of the structure, especially when viewed from neighbouring land

- Difficulty maintaining the boundary fence due to the limited setback and potential for debris/rainwater to become trapped between the fence and the privacy screen
- Noise made by the structure moving, especially during periods of high wind

Written representations are included in **Attachment 5** and the applicant's response is provided in **Attachment 6**.

AGENCY REFERRALS

None

INTERNAL REFERRALS

None

PLANNING ASSESSMENT

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

There is contention regarding the actual height of the structure. A representor has alleged that the structure is more than 2.7m in height, while the provided elevation drawing indicates that the structure is 2.4m high. Photos provided by representor show that the structure varies in height, with the tallest sections located around the dwellings before reducing in height towards the rear of the site. There are no retaining walls on the boundary that would cause this discrepancy. This assessment is based on the elevation drawing with a maximum height of 2.4m. Should the Panel grant Planning Consent, Council Staff will inspect the site post Development Approval to ensure that the structure is consistent with the elevation drawing.

The applicant has provided three reasons for installing the privacy screen (see supporting letter included in **Attachment 1**):

1. Blocking noise from an air conditioner on neighbouring land
2. Privacy protection within their private open space and recent dwelling addition
3. Structural concerns about the existing fence

The significant height of the structure is only relevant to privacy protection. Noise nuisance can be controlled via the *Local Nuisance and Litter Control Act 2016*. Replacement / repair of the existing fence does not require Development Approval if the fence remains less than 2.1m in height, however this would have to be negotiated with the neighbouring landowner.

The Code does not speak directly to privacy screen structures; however this form of development is considered to be most similar in nature to a fence.

Performance Outcome 9.1 of the Design in Urban Areas module speaks directly to fence development:

> *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.*

Performance Outcome 11.1 of the Established Neighbourhood Zone speaks to residential ancillary structures in a more general sense, and seeks that they are:

> *Sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.*

Design in Urban Areas Performance Outcome 9.1 seeks to balance privacy with amenity impacts from fencing. The existing boundary fence is between 1.65 and 1.8m in height. Per the definition of private open space under Part 8 of the Planning and Design Code, a 1.8m high fence is sufficient to enclose private open space. Therefore, there is merit to replace some or all of the existing boundary fence to improve privacy. However, a replacement fence up to 2.1m in height would not require Development Approval and would provide adequate privacy to satisfy the Code. The proposed height of 2.4m is therefore excessive. The additional height of the privacy screen is not necessarily unreasonable. Excess height may be accepted if it does not unreasonably impact amenity and achieves the balance sought by Design in Urban Areas PO 9.1.

Regarding amenity impacts, the existing dwelling to the north (20 Bennett St, Maylands) has a limited setback and a wide gable end. Therefore, a boundary structure greater than 2.1m in height may reduce access to natural light along the side boundary. Despite this, some boundary development is envisioned; DTS 11.1 of the Zone allows for a structure on the side boundary up to 3m in height and 8m in length. While this structure is less than 3m in height, its length means that access to natural light is reduced for the entire length of the dwelling. The proposed height may be acceptable at the rear of the site as the impact on private open space is minimal compared to around the dwelling. Notably, the representor at 20 Bennett St supports provision of a privacy screen at the rear of the site and they have only objected to the height alongside the dwelling due to the reduced access to natural light. The structure is of excessive height to maintain privacy and unreasonably impacts the visual amenity and access to sunlight of the neighbouring property to the north. Therefore, Design in Urban Areas PO 9.1 is not met.

The design of the privacy screen detracts from the appearance of the neighbouring dwelling to the north. The structure is poorly integrated with the existing fence. The supports for the screen are visible from the abutting property to the north, and the screen is constructed from a different material to the boundary fence, increasing its prominence. The applicant has suggested a lattice or similar treatment could obscure the support posts and improve the appearance of the structure; they have not provided details of the treatment. If the Panel decides to grant Planning Consent, it is recommended that this be addressed via a reserved matter. Regardless of any potential treatment to the support posts, the excessive height of the structure and poor integration with the existing boundary fence detracts from the appearance of the neighbouring property to the north; therefore, PO 11.1 of the Established Neighbourhood Zone is not satisfied.

Question of Seriously at Variance

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2025.22 18/12/2025) the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code for the following reason:

- The Code does not speak directly to privacy screen structures, however it is considered to be similar in nature to a fence, which is a form of development anticipated in the Code.

CONCLUSION

The proposal seeks retrospective consent for a privacy screen structure. The Planning & Design Code does not speak directly to this form of development; however it is considered similar in nature to a fence.

There are two Performance Outcomes that have been considered as being most applicable to the proposal, that which speak directly to fence development and that which speaks in a more generalised sense to residential ancillary development.

The proposal does not satisfy either of the relevant performance outcomes. The privacy screen unreasonably impacts the visual amenity and access to sunlight of neighbouring occupants due to its excessive height, poor design, and proximity to the adjacent dwelling to the north.

A replacement fence up to 2.1m in height does not require Development Approval and would provide adequate privacy as envisioned by the Code; there is no justification for additional height that compromises the amenity of adjacent residents.

RECOMMENDATION

REFUSE PLANNING CONSENT

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

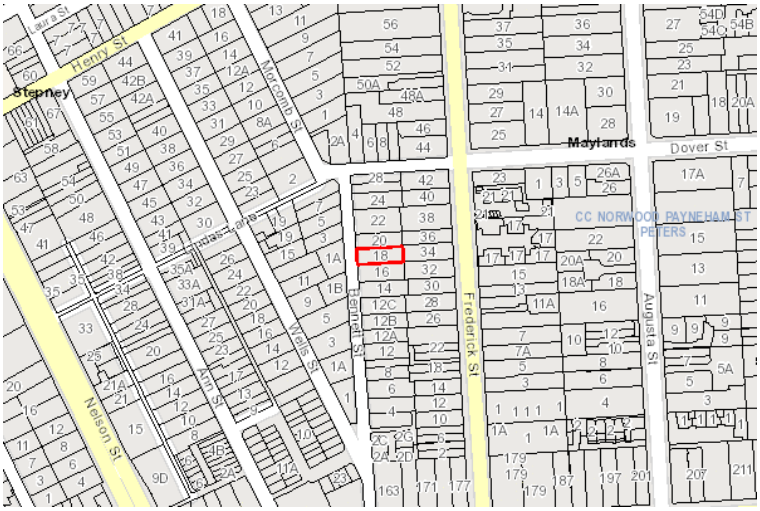
2. Development Application Number 25009447, by Michelle Jones and Cam Flower is **REFUSED** Planning Consent for the following reasons:

    - The proposal fails to at least in part satisfy Performance Outcome 9.1 of the Design in Urban Areas Module in that the existing boundary fencing is sufficient for privacy and security, and the proposal unreasonably impacts visual amenity and adjoining land's access to natural light.

    - The proposal fails to at least in part satisfy Performance Outcome 11.1 of the Established Neighbourhood Zone as the privacy screen structure is considered to detract from the appearance of the neighbouring property (20 Bennett St, Maylands).

Address: **18 BENNETT ST MAYLANDS SA 5069**

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) *(All structures over 45 metres)*
Character Area *(NPSPC1)*
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Traffic Generating Development
Urban Tree Canopy

Local Variation (TNV)

Minimum Frontage *(Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 2 levels)*
Minimum Side Boundary Setback *(Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher)*
Site Coverage *(Maximum site coverage is 50 per cent)*

Development Pathways

- Established 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 alterations
   - Building work on railway land
   - Outbuilding
   - Partial demolition of a building or structure
   - Private bushfire shelter
   - Shade sail
   - Solar photovoltaic panels (roof mounted)
   - Swimming pool or spa pool and associated swimming pool safety features
   - 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
   - Deck
   - Dwelling addition
   - 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
   - Co-located Housing in the Co-located Housing Overlay
   - Deck
   - Demolition
   - Detached dwelling
   - Dwelling addition
   - Fence
   - Group dwelling
   - Land division
   - Outbuilding
   - Residential flat building
   - Retaining wall
   - Row dwelling
   - Semi-detached dwelling
   - Tree-damaging activity
   - Verandah

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

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

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

Land Use and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 30% of the total floor area of the associated dwelling (excluding any garage or carport) or 50m^2 gross leasable floor area, whichever is the lesser (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: (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: (i) does not exceed 100m^2 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 200m^2 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 1.3 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.3 None are applicable.
PO 1.4	DTS/DPF 1.4

Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities 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.	None are applicable.
PO 1.5 Expansion of existing community services such as educational facilities, community facilities and child care facilities 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 facilities, community facilities or child care facilities 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(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.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road or Allotments/sites for residential purposes accord with the following: (a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): **Minimum Site Area** Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm and (b) site frontages (or allotment frontages in the case of land division) are not less than: **Minimum Frontage** Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m In relation to DTS/DPF 2.1, in instances where: (c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) no value is returned in (a) or (b) (i.e. there is a blank field or the

	relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.
PO 2.2 Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment: (a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay (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: (i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Site coverage	
PO 3.1 Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	DTS/DPF 3.1 Development does not result in site coverage exceeding: **Site Coverage** Maximum site coverage is 50 per cent In instances where: (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.
Building Height	
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Levels)** Maximum building height is 2 levels (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. In relation to DTS/DPF 4.1, in instances where: (c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. (d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
PO 4.2	DTS/DPF 4.2

Additions and alterations do not adversely impact on the streetscape character.	Additions and alterations: (a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or (b) meet all of the following: (i) do not include any development forward of the front façade building line (ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.
Primary Street Setback	
PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	DTS/DPF 5.1 Buildings setback from the primary street boundary in accordance with the following table:

Development Context	Minimum setback
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	No DTS/DPF is applicable.

For the purposes of **DTS/DPF 5.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

Secondary Street Setback	
PO 6.1 Buildings are set back from secondary street boundaries (not being a	DTS/DPF 6.1 Building walls are set back from the secondary street boundary (other

rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.	than a rear laneway): (a) no less than: **Minimum Side Boundary Setback** Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher or (b) 900mm, whichever is greater or (c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street. In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.
Boundary Walls	
PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 7.1 Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below: (a) **Minimum Side Boundary Setback** Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher or (b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below: (i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (ii) side boundary walls do not: A. exceed 3.2m in wall height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.	DTS/DPF 7.2 Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.
Side Boundary Setback	
PO 8.1	DTS/DPF 8.1

Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours.	Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary: (a) no less than: **Minimum Side Boundary Setback** Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher (b) in all other cases (i.e., there is a blank field), then: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level (iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.
Rear Boundary Setback	
PO 9.1 Buildings are set back from rear boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Other than in relation to an access lane way, buildings are set back from the rear boundary at least: (a) 4m for the first building level (b) 6m for any second building level.
Appearance	
PO 10.1 Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.	DTS/DPF 10.1 Garages and carports facing a street (other than an access lane way): (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.	DTS/DPF 10.2 None are applicable.
Ancillary buildings and structures	
PO 11.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 11.1 Ancillary buildings and structures: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding $60m^2$ (c) are constructed, added to or altered so that they are situated at least (i) 500mm behind the building line of the dwelling to which

they are ancillary
or

(ii) 900mm from 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 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m 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 not exceeding 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 abut 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), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling

(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, are pre-colour treated or painted in a non-reflective colour.

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

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

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 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.

DTS/DPF 11.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

(b) less on-site car parking than specified in Transport, Access and

	Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 11.3 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 11.3 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size / Floor area ≤500m2 / 60m2 >500m2 / 80m2 (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 main building 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 (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 (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 (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
Advertisements	
DTS/DPF 12.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence.	PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building.	Except development that: 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural

	or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. 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) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
7. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas. In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.
PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.	DTS/DPF 1.2 Development does not include exhaust stacks.

Procedural Matters (PM) - Referrals

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

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

Character Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Valued streetscape characteristics and development patterns are reinforced through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the valued attributes expressed in the Character Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form of new buildings and structures that are visible from the public realm are consistent with the valued streetscape characteristics of the character area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the character area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) are consistent with the prevailing characteristics in the character area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the character area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the character area.	DTS/DPF 2.5 None are applicable.
Alterations and Additions	
PO 3.1 Additions and alterations do not adversely impact on the streetscape character.	DTS/DPF 3.1 Additions and alterations: (a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or (b) meet all of the following: (i) do not include any development forward of the front façade building line

	(ii) any side or rear extensions are no closer to the side boundary than the existing building (iii) do not involve the construction or alteration of a second or subsequent building level.
PO 3.2 Adaptive reuse and revitalisation of buildings to retain local character consistent with the Character Area Statement.	DTS/DPF 3.2 None are applicable.
Ancillary Development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the character of the area and associated building(s).	DTS/DPF 4.1 None are applicable.
PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s).	DTS/DPF 4.2 None are applicable.
PO 4.3 Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, be below the parapet line, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.	DTS/DPF 4.3 None are applicable.
PO 4.4 Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the of the associated building.	DTS/DPF 4.4 None are applicable.
Land Division	
PO 5.1 Land division creates allotments that are: (a) compatible with the surrounding pattern of subdivision in the character area (b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the character area.	DTS/DPF 5.1 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the character area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape pattern and characteristics that contribute to the character area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure.	DTS/DPF 6.2 None are applicable.

Character Area Statements

Statement#	Statement
Character Areas affecting City of Norwood, Payneham and St Peters	
	Evandale/Maylands/Stepney Character Area Statement (NPSP-C1) The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>NPSPC1</td><td>
rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Pre-1940.

Primarily low-scale and low density residential. Detached (including battleaxe in Maylands, Evandale and Payneham), semi-detached and group dwellings.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original, pre-1940s land division patterns.

Setbacks from boundaries creating space between dwellings.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.

Semi-detached dwellings often presenting as single dwellings.</td></tr>
<tr><td>Building height</td><td>Single storey, with some two storey to the rear of buildings (with single storey appearance to primary street frontage).</td></tr>
<tr><td>Materials</td><td>Varied, traditional materials.</td></tr>
<tr><td>Fencing</td><td>Low, open-style fencing that allows connectivity to the street.

Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character.

Some more solid forms of fencing along arterial roads.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Vehicle garaging, driveways and front fences are not dominant streetscape elements.

In most areas mature street tree plantings provide an overall visual coherence to the streets.

Soft front landscaping, including trees.

Some limited advertising and signage which complements scale and architecture of associated buildings.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
</table>

Procedural Matters (PM) - Referrals

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

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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

Procedural Matters (PM) - Referrals

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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, co-located housing or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m^2 (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area Table 1: Rainwater Tank **Site size (m^2)** / **Minimum retention volume (Litres)** / **Minimum detention volume (Litres)** \<200 / 1000 / 1000 200-400 / 2000 / Site perviousness <30%: 1000 Site perviousness ≥30%: N/A >401 / 4000 / Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

Procedural Matters (PM) - Referrals

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

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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 Generating Development	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.

PO 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) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.

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, any of the following classes of development that are proposed within 250m of a State Maintained Road: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m^2 or more (d) retail development with a gross floor area of 2,000m^2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m^2 or more (f) industry with a gross floor area of 20,000m^2 or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.	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)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.	DTS/DPF 1.1 Tree planting is provided in accordance with the following:

Site size per dwelling (m^2)	Tree size* and number required per dwelling
<450	1 small tree
450-800	1 medium tree or 2 small trees
>800	1 large tree or 2 medium trees or 4 small trees

*refer Table 1 Tree Size

Table 1 Tree Size			
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4 m	2m	$10m^2$ and min. dimension of 1.5m
Medium	6 m	4 m	$30m^2$ and min. dimension of 2m
Large	12 m	8m	$60m^2$ and min. dimension of 4m

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

Table 2 Tree Discounts			
Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)
4-6m	2-4m	$10m^2$ and min. dimension of 1.5m	2 small trees (or 1 medium tree)

6-12m	4-8m	30m^2 and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m^2 and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)

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

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the	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.

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

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1	DTS/DPF 2.1

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

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.

Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 The development does not include toilet facilities located over water.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in	DTS/DPF 2.7 None are applicable.

unobtrusive locations landward from the shoreline.	
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	DTS/DPF 2.9 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.
PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2 None are applicable.
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.
Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation

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

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4	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: (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.	Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Environmental Performance	

PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.

PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain	DTS/DPF 9.1 None are applicable.

privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings and co-living incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling or co-living residence with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling or co-living residence incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.

PO 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 Development

PO 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 (excluding ancillary accommodation): (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (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 flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%

	150-200 | 15% 201-450 | 20% >450 | 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 13.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 13.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 13.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 13.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size | Floor area ≤500m2 | 60m2 >500m2 | 80m2 (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 main building 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 (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 (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

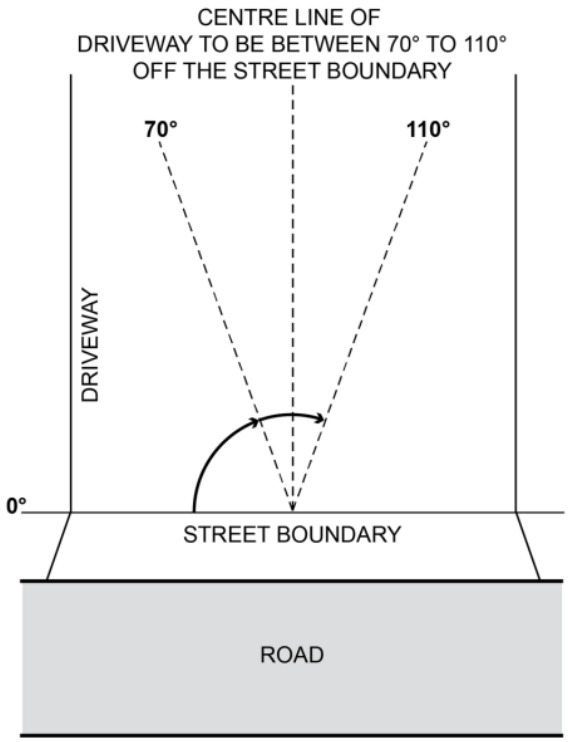
	boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
PO 13.5 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 13.5 Ancillary accommodation: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is 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) if situated on a boundary (not being a boundary with a primary street or secondary street), does 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 (e) 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 (f) 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 abut the proposed wall or structure (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has 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 (j) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

	(ii) the amount of existing soft landscaping prior to the development occurring. (k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling (l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary (m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.
Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling or co-living.	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 or co-living (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling additions	
PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a

	minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space or communal open space is provided in accordance with Design Table 1 - Private Open Space or Design Table 2 - Communal Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have:

	(a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:

	 (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings, co-living and battle-axe development	
Amenity	
PO 22.1 Dwelling and co-living layouts provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.	DTS/DPF 22.1 None are applicable.

PO 22.2

The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.

DTS/DPF 22.2

None are applicable.

PO 22.3

Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits dwellings or co-living residences oriented towards adjoining properties.

DTS/DPF 22.3

None are applicable.

PO 22.4

Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.

DTS/DPF 22.4

Dwelling or co-living sites/allotments are not in the form of a battle-axe arrangement.

PO 22.5

Habitable room dimensions ensure functional living spaces with reasonable occupant amenity, and accommodate household furniture and fixing needs.

DTS/DPF 22.5

Habitable rooms have minimum dimensions (excluding any fixed storage, cupboards or kitchen facilities) in accordance with the following table:

Accommodation type	Habitable room type	Minimum internal dimension
Dwelling	Main Bedroom	3m
	Secondary bedroom	3m x 2.5m
	Living room - studio and 1 bedroom dwelling	3.3m
	Living room - 2+ bedroom dwelling	3.6m
Co-living	Living area / studio format	3m
	Separate bedroom	2.5m

PO 22.6

Co-living 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 occupant life and promote social interaction.

DTS/DPF 22.6

None are applicable.

PO 22.7

Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.

DTS/DPF 22.7

None are applicable.

PO 22.8

Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances resident amenity.

DTS/DPF 22.8

None are applicable.

PO 22.9

Co-living provides communal indoor recreation space(s) which:

(a) are of a size and layout to cater for co-living occupants, as well as any dwellings on the same site
(b) are conveniently accessed by residences
(c) are located adjacent to communal open space, where practicable
(d) are designed to maximise solar access to windows in winter months.

DTS/DPF 22.9

None are applicable.

PO 22.10

Co-living provides a shared kitchen (or kitchens) and associated dining

DTS/DPF 22.10

None are applicable.

space, a shared bathroom (or bathrooms) and a shared laundry (or laundries) which: (a) are of a size, layout and number to cater for co-living occupants who do not otherwise have those facilities in their residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings or residences which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
PO 23.6 Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.	DTS/DPF 23.6 At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.
PO 23.7 Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.	DTS/DPF 23.7 None are applicable.
PO 23.8 Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.	DTS/DPF 23.8 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings

	(rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.

PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings, co-living residences, and co-living common recreation areas and shared facilities, and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings, co-living residences, and co-living common recreation areas and shared facilities.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.

PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 30.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2	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

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: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	None are applicable.

Decks

Design and Siting

PO 33.1	DTS/DPF 33.1
Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table:

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

	>450 | 25% B. the amount of existing soft landscaping prior to the development occurring. (b) where in association with a non-residential use: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding 25m^2 (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 33.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 33.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 33.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 33.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwelling (at ground level)	Total private open space area: (a) Site area <301m^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. Minimum directly accessible from a living room: 16m^2 / 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.
Co-living	2.5m2 per bedroom

Table 2 - Communal Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwellings above ground level	The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m2 for each additional dwelling above 5, until a total area of 250m2 is reached.
Co-living	25m2 total for the first 10 residences, plus 2.5m2 for each additional residence.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on	DTS/DPF 4.2 None are applicable.

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

	(a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.

Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.

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

Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones

	<300 m^2	10 m^2	1.5m	1 small tree / 10 m^2
	300-1500 m^2	7% site area	3m	1 medium tree / 30 m^2
	>1500 m^2	7% site area	6m	1 large or medium tree / 60 m^2

Tree size and site area definitions	
Small tree	4-6m mature height and 2-4m canopy spread
Medium tree	6-12m mature height and 4-8m canopy spread
Large tree	12m mature height and >8m canopy spread
Site area	The total area for development site, not average area per dwelling

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

(d) avoiding tall shear elevations that create windy conditions at street level.	
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings and co-living incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling or co-living residence with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.

Ancillary Development

PO 19.1

Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.

DTS/DPF 19.1

Ancillary buildings (excluding ancillary accommodation):

(a) are ancillary to a dwelling erected on the same site

(b) have a floor area not exceeding 60m2

(c) are not constructed, added to or altered so that any part is situated:

(i) in front of any part of the building line of the dwelling to which it is ancillary

or

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

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

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

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

A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser

B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:

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

and

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

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

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

(h) have a wall height or post height not exceeding 3m above natural ground level (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 for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:

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

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

	>200-450 | 20% >450 | 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 19.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 19.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 19.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size | Floor area ≤500m2 | 60m2 >500m2 | 80m2 (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 main building 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 (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 (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

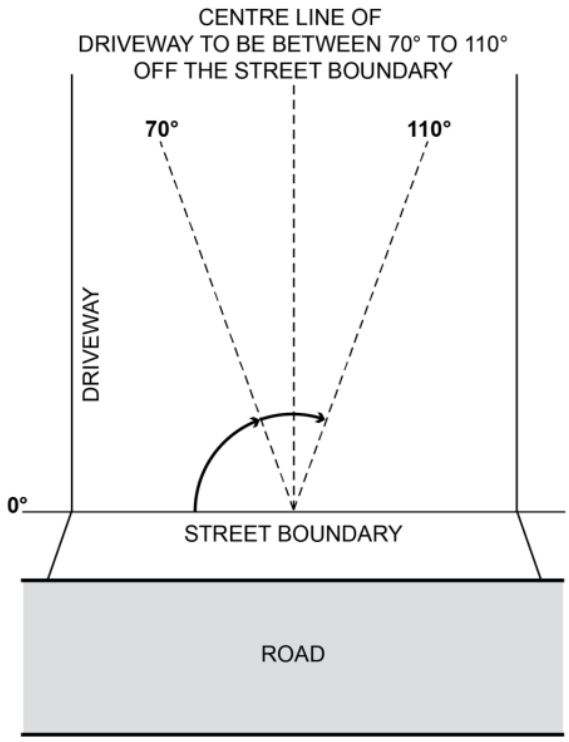
	boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
PO 19.5 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 19.5 Ancillary accommodation: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is 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) if situated on a boundary (not being a boundary with a primary street or secondary street), does 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 (e) 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 (f) 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 abut the proposed wall or structure (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has 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 (j) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table:

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

	(ii) the amount of existing soft landscaping prior to the development occurring. (k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling (l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary (m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling and co-living 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 or co-living residence includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings and co-living are provided with suitable sized areas of usable	DTS/DPF 21.1 Private open space or communal open space is provided in accordance

private open space or communal open space to meet the needs of occupants.	with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table: **Site area (or in the case of residential flat building, co-located housing or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site

	(b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:

	 (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 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings or co-living abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.

Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings and co-living residences have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings and co-living residences within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings or co-living residences in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space or communal open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.
PO 27.2 Where possible, dwellings and co-living residences are designed to provide outlook from main living areas to private open space or communal open space.	DTS/DPF 27.2 None are applicable.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings and co-living residences are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings or co-living residences (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) co-living residence: 4.3m^3 per bedroom (b) studio: not less than 6m^3 (c) 1 bedroom dwelling / apartment: not less than 8m^3 (d) 2 bedroom dwelling / apartment: not less than 10m^3

	(e) 3+ bedroom dwelling / apartment: not less than $12m^3$.
PO 28.5 Dwellings and co-living residences that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6 Attached or abutting dwellings and co-living residences 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 and co-living are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling (c) 2 bedroom dwelling (d) 3+ bedroom dwelling.
PO 29.2 Dwellings and co-living located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Co-located Housing, Group Dwellings, Residential Flat Buildings, Co-living and Battle axe Development	
Amenity	
PO 31.1 Dwelling and co-living layouts provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.	DTS/DPF 31.1 None are applicable.
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits	DTS/DPF 31.3 None are applicable.

dwellings or co-living residences oriented towards adjoining properties.	
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling or co-living sites/allotments are not in the form of a battle-axe arrangement.
PO 31.5 Habitable room dimensions ensure functional living spaces with reasonable occupant amenity and accommodate household furniture and fixing needs.	DTS/DPF 31.5 Habitable rooms have minimum dimensions (excluding any kitchen/dining space, fixed storage, or cupboards) in accordance with the following table:
PO 31.6 Co-living is designed to provide safe, secure, attractive, convenient and comfortable living conditions for occupants, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of resident life and promote social interaction.	DTS/DPF 31.6 None are applicable.
PO 31.7 Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.	DTS/DPF 31.7 None are applicable.
PO 31.8 Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances occupant amenity.	DTS/DPF 31.8 None are applicable.
PO 31.9 Co-living provides communal indoor recreation space(s) which: (a) are of a size and layout to cater for co-living occupants, as well as any dwellings on the same site (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	DTS/DPF 31.9 None are applicable.
PO 31.10 Co-living provides a shared kitchen (or kitchens) and associated dining space (or spaces), a shared bathroom (or bathrooms) and a shared laundry (or laundries) which: (a) are of a size, layout and number to cater for co-living residents who do not otherwise have those facilities in their residence (b) are conveniently accessed by the residences they service are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	DTS/DPF 31.10 None are applicable.
Communal Open Space	
PO 32.1	DTS/DPF 32.1

Accommodation type	Habitable room type	Minimum internal dimension
Dwelling	Main Bedroom	3m
	Secondary bedroom	3m x 2.5m
	Living room - studio and 1 bedroom dwelling	3.3m
	Living room - 2+ bedroom dwelling	3.6m
Co-living	Living area / studio format	3m
	Separate bedroom	2.5m

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 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings or residences which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
PO 32.6 Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.	DTS/DPF 32.6 At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.
PO 32.7 Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.	DTS/DPF 32.7 None are applicable.
PO 32.8 Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.	DTS/DPF 32.8 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling or co-living residence (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building, or co-living is provided via a single common driveway.
PO 33.3	DTS/DPF 33.3

Residential driveways that service more than one dwelling or co-living are designed to allow safe and convenient movement.	Driveways that service more than 1 dwelling or co-living, or a dwelling or co-living on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or co-living, or a dwelling or co-living on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling or co-living, or a dwelling or co-living on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings and co-living are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling and co-living walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and co-living and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and co-living and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings co-living residences, and co-living common recreation areas and shared facilities, and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings, co-living residences, and co-living common recreation areas and shared facilities.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity	DTS/DPF 39.2 None are applicable.

needs of residents.	
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	
PO 41.1 Student accommodation is designed to provide safe, secure, attractive,	DTS/DPF 41.1 Student accommodation provides:

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.	(a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
PO 41.3 Student accommodation provides communal indoor recreation space(s) which: (a) are of a size and layout to cater for student residents and visitors (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	DTS/DPF 41.3 None are applicable.
PO 41.4 Student accommodation provides shared kitchens and associated dining space, shared bathrooms and shared laundries which: (a) are of a size, layout and number to cater for student residents who do not otherwise have those facilities in their private residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	DTS/DPF 41.4 None are applicable.
PO 41.5 Student accommodation provided with suitable sized areas of usable shared space to meet the needs of occupants, having regard to factors that may support a reduced on site rate such as the availability of nearby public accessible open space, university grounds or the like.	DTS/DPF 41.5 Student accommodation provides shared space at a rate of 2m2 per residence, minus the floor area of any communal indoor recreation spaces or shared kitchen facilities provided.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.

PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 43.1 None are applicable.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.
Decks	
Design and Siting	
PO 45.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)	DTS/DPF 45.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the

(c) minimise cut and fill and overall massing when viewed from adjacent land.	dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: **Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% B. the amount of existing soft landscaping prior to the development occurring. (b) where in association with a non-residential use: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding 25m^2 (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 45.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 45.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 45.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 45.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

Dwelling /Accommodation Type	Dwelling / Accommodation Type / Site Configuration	Minimum Rate

Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. Minimum directly accessible from a living room: 16m^2 / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m^2, which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m
Co-living		2.5m^2 per bedroom

Table 2 - Communal Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwelling in a residential flat building, or mixed use building which incorporate above ground level dwellings	The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m2 for each additional dwelling above 5, until a total area of 250m2 is reached.
Co-living	25m2 total for the first 10 residences, plus 2.5m2 for each additional residence.

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

	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	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more

	(c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
500 kV	Tower	38m
275 kV	Tower	25m
132 kV	Tower	30m
132 kV	Pole	20m
66 kV	Pole	20m
Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

The Housing Renewal General Development Policies are only applicable to dwellings 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.

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1	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.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.

Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.
Rear Boundary Setback	
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 7.1 Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street
PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3 None are applicable.
PO 8.4	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.
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF 8.5 None are applicable.
Outlook and amenity	
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 9.2 None are applicable.
Private Open Space	
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table:

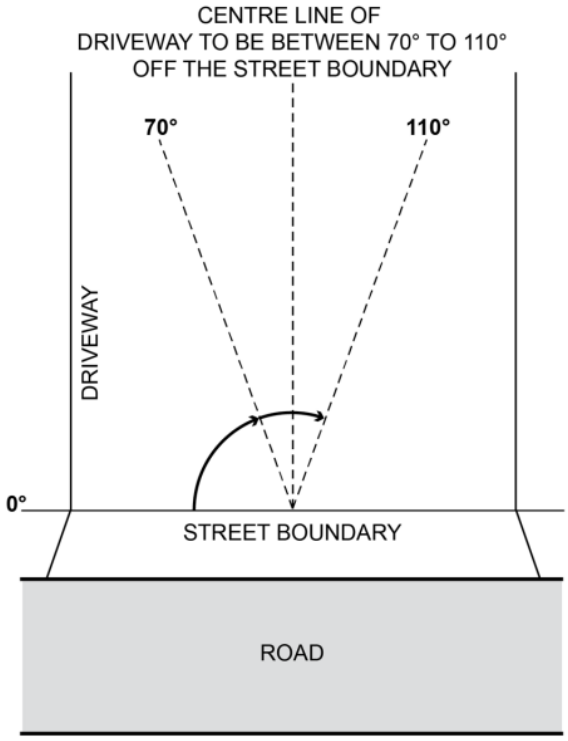
Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level)		Total area: 24m^2 located behind the building line Minimum adjacent to a living room: 16m^2 with a minimum dimension 3m
Dwelling (above ground level)	Studio	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

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

(c) adequately define public and private space.	
Visual privacy	
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m2) / Minimum percentage of site <150 / 10% <200 / 15% 200-450 / 20% >450 / 25% (b) at least 30% of land between the road boundary and the building line.
Water Sensitive Design	
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	DTS/DPF 13.1 None are applicable.

Car Parking	
PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2	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.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 17.2 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:

	 (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 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: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Storage	
PO 18.1	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 $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a

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

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	DTS/DPF 2.1 None are applicable.
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and	DTS/DPF 2.2 None are applicable.

other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	DTS/DPF 4.2 None are applicable.
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	DTS/DPF 5.1 None are applicable.
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	DTS/DPF 5.2 None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	

PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.

PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applicable.
PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.
PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	DTS/DPF 8.5 None are applicable.
Renewable Energy Facilities (Solar Power)	
PO 9.1 Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	DTS/DPF 9.1 None are applicable.
PO 9.2 Ground mounted solar power facilities allow for movement of wildlife by: (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.	DTS/DPF 9.2 None are applicable.
PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:

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

	Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.
PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.
Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.

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

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.

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

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

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

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

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

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

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

Development operating within the following hours:

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

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

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

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

8am to 5pm, Saturday and Sunday</td></tr></table></td></tr>
<tr><td colspan="2">Overshadowing</td></tr>
<tr><td>PO 3.1

Overshadowing of habitable room windows of adjacent residential land uses in:

a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight
b. other zones is managed to enable access to direct winter sunlight.</td><td>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.</td></tr>
<tr><td>PO 3.2

Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:

a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight
b. other zones is managed to enable access to direct winter sunlight.</td><td>DTS/DPF 3.2

Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:

a. for ground level private open space, the smaller of the following:
i. half the existing ground level open space
or
ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)
b. for ground level communal open space, at least half of the existing</td></tr>
</table>

	ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4 None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.
PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable	DTS/DPF 4.5 None are applicable.

noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location**: Externally at the nearest existing or envisaged noise sensitive location **Music noise level**: Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality	
PO 5.1 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.	DTS/DPF 5.1 None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or

	(b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	

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

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.8 None are applicable.

PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.9 None are applicable.
PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.10 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	

PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more 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	DTS/DPF 10.1 None are applicable.

systems.	
PO 10.2 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.2 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

	off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

existing open spaces and recreation facilities.	
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.

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

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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 Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Out-of-activity centre non-residential development complements Activity	DTS/DPF 1.2 None are applicable.

Centres through the provision of services and facilities: (a) that support the needs of local residents and workers, particularly in underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive	DTS/DPF 3.1 None are applicable.

areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

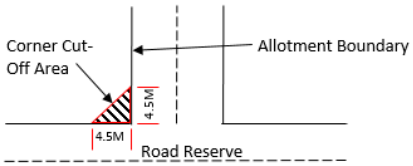
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.

PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance

	(iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1	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.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.

PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property.
PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).

PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	DTS/DPF 11.3 None are applicable.

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	
Co-located Housing	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling to be located in a shared car parking area / arrangement. Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor parking to be located in a shared car parking area / arrangement.
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement facility	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.
Co-living	Co-living residence: 0.5 spaces per bedroom.
Tourist	
Caravan and 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 other than a caravan and tourist park	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area For an office subordinate to, and associated with, a retirement facility or supported accommodation located on a significant retirement facility and supported accommodation site, 0 spaces. In all other cases, 4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 0 spaces where located on a significant retirement facility and supported accommodation site, and is subordinate to, and associated with, a retirement facility or supported accommodation.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 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	
Community facility	

	For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. For a community facility located on a significant retirement facility and supported accommodation site, and is subordinate to and associated with a retirement facility or supported accommodation, 0 spaces. In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	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.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays).
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities. 0 spaces per consulting room where subordinate to and associated with a retirement facility or supported accommodation on a significant retirement facility and supported accommodation site.
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 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 100m2 of total floor area for a Fitness Centre 4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area 1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area 1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 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 100m2 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.

In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or 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			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 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 (except for Bowden, Brompton or Hindmarsh)
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency

			public transit area Urban Activity Centre Zone
Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	3 spaces per 100 square metres of gross leasable floor area	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
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 when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential development			
Residential component of a multi-storey building (except for co-living)	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling	None specified.	City Living Zone

	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.		Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Co-living	0.25 per residence	None specified	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Notes			
1	In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis		

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.
Co-living	1 per co-living residence for residents, plus 1 per 10 co-living residences for visitors.
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational facility	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 200m2 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 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors.
Child care facility	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building (except for co-living)	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 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.

Schedule to Table 3

Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	Metropolitan Adelaide

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise	DTS/DPF 3.4 None are applicable.

adverse impacts on both the site and surrounding areas from weed and vermin infestation.	
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	

PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

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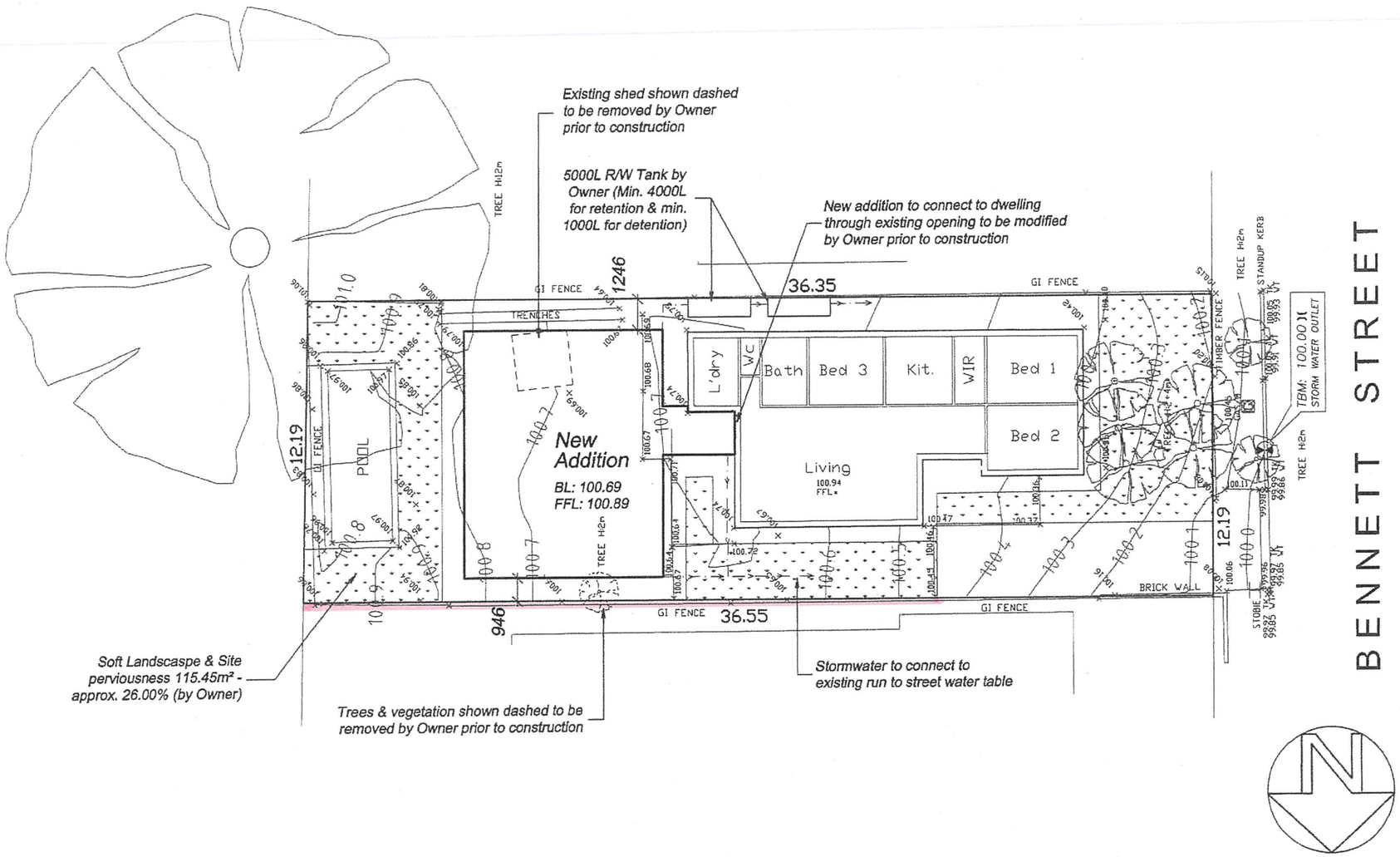
Attachment 1

STAGE:	INIT:	DATE:
CONTRACT	MJ	02/05/22
PCV 2	PC	27/07/22
PCV 3	AJ	08/08/22
PCV 4	PC	31/08/22

OWNER DocuSigned by: Michelle Jones DocuSigned by: 18259AA415BE4B9... 88B298DFD8A8402...

BUILDER .....

DATE 06-Sep-2022 | 6:53:00 PM AC



CONSTRUCTION NOTES:

Soil type:	-Class H2-D / P (Flexible - Yes)
Windspeed:	-N3 (41m/sec.)
Bushfire:	-Excluded
Corrosion Zone:	-No
Wastewater:	-To sewer point-By Owner
Underfloor plumbing:	-By Builder
Power:	-Single Phase-By Owner
Water:	-To existing meter-By Owner
Gas:	-Mains (HWS, Cooktop)-By Owner
Siteworks:	-By Builder
Spoil Removal:	-By Builder
Termite treatment:	-Penetration Collars-By Builder
Footing type:	-Concrete Slab
Decking:	-N/A
Steps:	-N/A
Frame:	-90mm Timber
Cladding:	-Scyon Axon 133
Base infill:	-N/A
Roof:	-True Oak Deep
Fascia/Gutter:	-Steel
Eaves:	-Raking Hardiflex lined
Airconditioning:	-Split System-By Owner after Handover
Energy rating:	-Zone 5
Insulation:	-R2.5 to External walls -R5.0 to Ceilings -R2.5 to Internal walls to roof space

Owner to provide 90Ø UPVC stormwater system connected to downpipes and discharged to rainwater tank (tank by Owner). Overflow by Owner to disperse to street watertable in accordance with Council regulations & the Building Code of Australia.

Note:
Owner to ensure Stormwater including surface run-off will be controlled / collected so it does not flow under or near the footings of the building OR flow or discharge onto land of adjoining owners. Where possible, water from the building, paved areas and surface drains will be directed out to the street watertable.

Site Plan

ATLAS LIVING
CONTEMPORARY LIVING SPACES & LINKED EXTENSIONS
LONGRIDGE GROUP PTY LTD 158 Railway Terrace, Mile End SA 5031
P (08) 8301 8388 info@atlasliving.com.au www.atlasliving.com.au
LIC. BLD 175837 ABN 45 100 117 922

DESIGN Modular 80 (Modified)

Figured dimensions shall take preference over scaled drawings. Verify dimensions and levels before commencement. The design and details hereon remains the property of, and may not be used or copied in part or whole without written consent of Atlas Transportable Homes.

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AREAS :	M²
LIVING	80.00
BREEZEWAY	5.20
TOTAL	85.20

PROPOSED: New Addition (Site Built)

AT: Lot 81, No. 18 Bennett Street Maylands

FOR: C. Flower & M. Jones

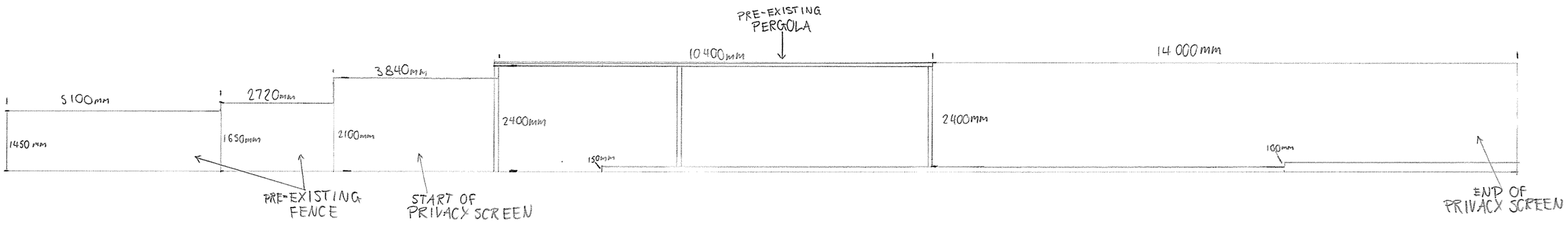
JOB NO. A782SN DWG NO. 1/5

DRAWN MJ SCALE 1:200

DATE 02/05/22

CHECKED

Attachment 1



PRIVACY SCREEN: MATERIAL - CORRUGATED IRON
LENGTH - 28 200mm

COLOUR - DOMINO

TITLE: PRIVACY SCREEN ELEVATION	SCALE: 1:100
PROJECT: PRIVACY SCREEN 18 BENNETT ST MAXLANDS 5069	
	DATE: 08/10/25

Attachment 1

Dr Michelle Jones and Mr Cam Flower

18 Bennett St

Maylands

SA 5069

8/12/25

Dear Ms Marie Molinaro

RE: Privacy screen at 18 Bennett St Maylands (Application No. 25009447)

Thank you for your letter dated 20/10/2025. Apologies for delays in responding. As requested we have added the following:

1) The site plan with the location of the privacy screen in blue pen has been uploaded on the website. The gap between the existing fence and the privacy screen is 17cm.
2) The average height of the privacy screen is 2.2m. The maximum height of the privacy screen at the lowest point of 18 Bennett St is 2.4m. This section provides privacy screening to a bedroom window. This occurs for about 2m from the step down (from the fenced outdoor entertaining space) to the end of the house structure (bedroom window) along the driveway. This part of the fence is visible from the street. We do not have access to the neighbour's site and so do not know if this is the lowest side.

Yours sincerely

Michelle Jones and Campbell Flower

Dear Planning Officer,

Subject: Justification for Installation of Visual and Auditory Screen on Side Fence at 18 Bennett St MAYLANDS

We are writing to formally outline the reasons for installing a visual and auditory screen along the side boundary fence of our property at 18 Bennett St, MAYLANDS where we have resided since 2012.

The screen was recently installed (early 2025) to address several ongoing concerns that have impacted our comfort, privacy, and wellbeing:

- **Noise mitigation**: Our neighbour's air conditioning unit, located close to the shared boundary, generates significant noise, particularly during warmer months. The screen provides essential acoustic buffering to reduce this disturbance. As this area is our living and courtyard area, it also serves to protect our neighbour from noise when we are entertaining.
- **Privacy protection**: The screen blocks direct views into our courtyard, kitchen window, and living area—areas that have become increasingly exposed due to recent renovations. We have teenage, young adult children and believe their privacy is important. This measure helps restore a reasonable level of privacy within our home.
- **Structural concerns**: When we first moved in, the shared fence was damaged and would bang loudly in the wind. Despite raising this issue, no repairs were undertaken by the neighbour. The screen also helps stabilize and reinforce the affected section.

We have maintained a respectful relationship with our neighbour and have made efforts to resolve these matters collaboratively. During our discussions, a representative of 20 Bennett St MAYLANDS acknowledged these issues and agreed that a screen was a reasonable solution.

The screen is attached to the existing fence line and across its length varies in height from 2.1m to 2.4m. It is made of corrugated iron and has been painted two colours – domino and off white (by the pool). The screen has been designed and installed with consideration for aesthetics, privacy – both sight and sound. We believe it serves a necessary function.

We respectfully request that this context be taken into account should any queries or concerns be raised regarding the screen. We are happy to provide further details.

Thank you for your attention to this matter.

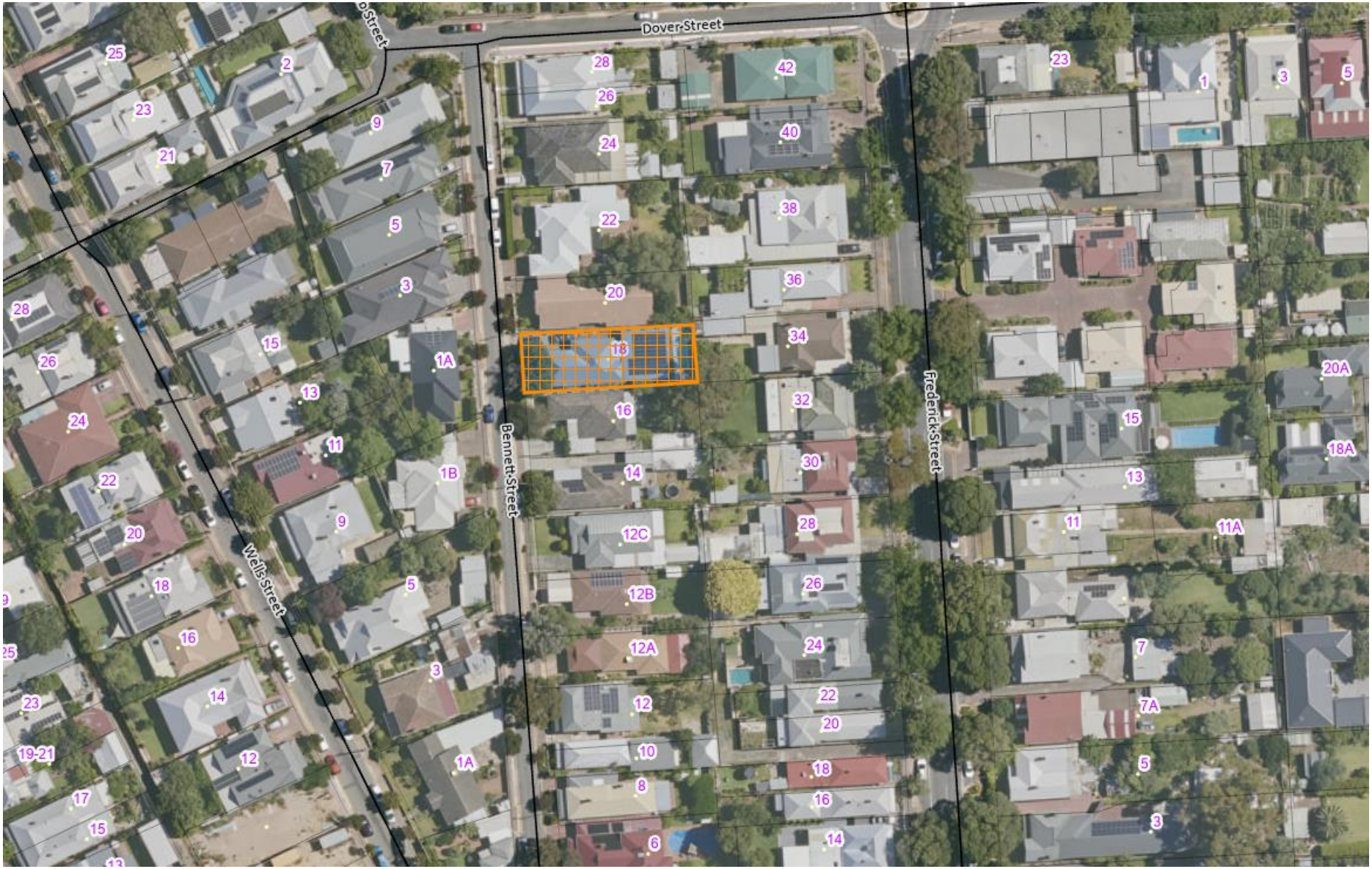
Yours sincerely,

Michelle Jones and Campbell Flower

18 Bennett St

MAYLANDS SA 5069

Subject Map


Dover Street
Wells Street
Bennett Street
Frederick Street
18

SAPPA Report

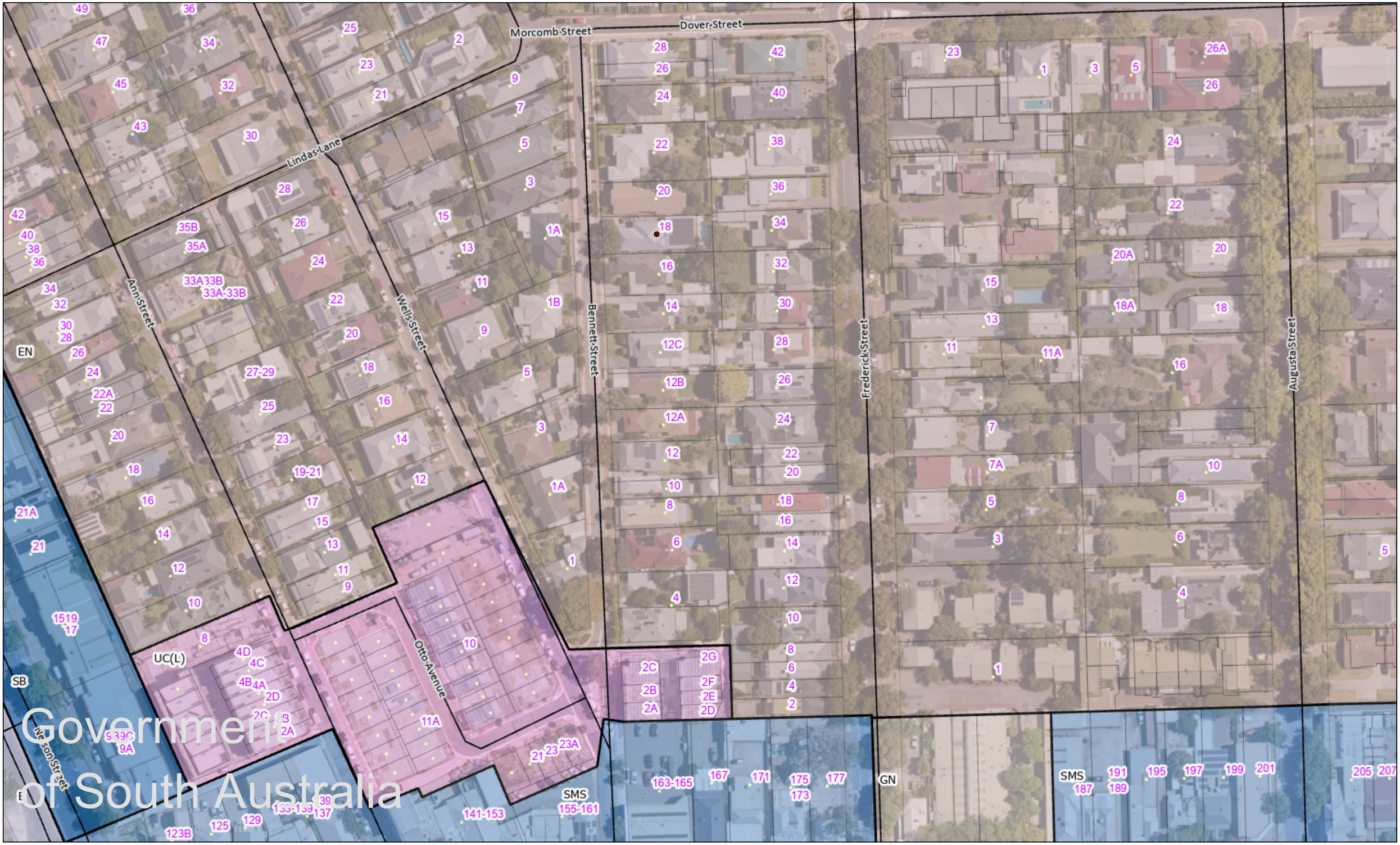
The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Attachment 3

Date created: May 11, 2026

Government of South Australia
Department for Housing and Urban Development

Zoning Map



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Details of Representations

Attachment 4

Application Summary

Application ID	25009447
Proposal	Privacy screen (retrospective)
Location	18 BENNETT ST MAYLANDS SA 5069

Representations

Representor 1 - Giles Bettison

Name	Giles Bettison
Address	
Submission Date	25/02/2026 08:28 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development

Reasons
A large part of the development is the same height as a structure that was previously in the same position. The development does not block sunlight, shade or cast any shadow on the adjoining property. The development does not impede the amenity of any of the adjoining properties. It does provide privacy for all the adjoining properties as well as providing privacy for 18 Bennett St. The development does not detract from the visual amenity of the streetscape.

Attached Documents

Representor 2 - Jane Sleath

Name	Jane Sleath
Address	
Submission Date	26/02/2026 01:25 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons The development does not impact the neighbours access to sunlight, and further more given the close proximity of the neighbours house to the boundary, it ensures suitable privacy for the applicant.	

Attached Documents

Representations

Representor 3 - Mohamad Rafet

Name	Mohamad Rafet
Address	
Submission Date	04/03/2026 01:09 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns

Reasons

I believe there is a small pool built in the backyard of 18 Bennett Street Maylands. A privacy fence has been erected prior to application for approval both from council and the residents of 20 Bennett Street, Maylands, The fence runs along the existing border fence between the two residences. The height of the fence at the backyard of the residences is 2.45 meters which is agreeable . The fence then runs towards the front alongside the existing fence. The height of the “privacy fence” varies in height all along and at the highest point it reaches 2.7 + between the two residences on the borderline. It may be called a privacy fence but it is attached from ground up with long poles screwed in to the attached pole which makes it difficult to Acess the existing fence if maintenance is needed without doing any damage to both fences. At the moment there is completely no access to repair or replace the wooden panels that holds the existing fence together. . There is limited gap between the gutter and the “privacy fence” of 90 mm and 23 mm to the wooden panel behind the gutter. The whole DIY project is unprofessionally done and steel poles are screwed in at different levels . There is no capping on the top of the corrugated fence which is dangerous. On the whole it looks like a “country cowshed” looks which is ugly looking and does not fit in the narrow gap between the fence. It looks quite daunting standing between the fence and the house. The gap between the two fences collects rain water and will result in the rotting of the existing fence wooden panels and access is impossible. On days with winds, the fence makes a lot of noise and during strong winds it sounds like the roof is coming down and this could be at anytime day or night. It has caused sleepless nights and distress to an already very sick and fragile 92 year old gentleman. The neighbour had suggested to put a trellis to hide the ugly side of the “privacy fence” which was agreed on verbally, but upon enquiry the council advised us it would still need approval. . We had to stop that cause of action. It is not understood what the “privacy” is about. We could only see the top half of the neighbours house through the only tiny kitchen bay window. It is only a narrow side of the house which is rarely frequented. At the moment we can only see the corrugated iron fence rather than the open skies . From the bathroom window which is high up the wall, the fence and the brown unfinished garage poles is visible and it is an eyesore. On the whole the “privacy fence” is not a privacy fence but a DOUBLE FENCE that is attached and screwed it all along the borderline between the two residents , without the allowance of future maintenance of the existing fence or the house on 20 Bennett Street Maylands. All that was needed was a friendly chat or a letter in the mail with both parties coming to an agreeable outcome. No such effort was forthcoming prior to erecting I am surprised the council allowed for a retrospective application and agreed it to be a “privacy fence” without having looked at it personally from our perspective..

Attached Documents

IMG_2199-1591252.jpeg
IMG_2198-1591253.jpeg
IMG_2184-1591254.jpeg
IMG_2180-1591255.jpeg

Attachment 4




Attachment 4


Attachment 4
20 30 40 50 60 70 80 90 100 10
8m





Dear Plan SA

Re: Development Application – 18 Bennett Street, Maylands

We wish to provide a formal response to the submissions received regarding the development at 18 Bennett Street, Maylands.

We acknowledge and appreciate that all three submissions express support for the development overall. Two of these confirm that the development does not adversely impact solar access, amenity, or privacy for adjoining property.

One neighbouring resident (20 Bennett Street) raised several concerns specifically relating to the privacy screen constructed in parallel to the shared boundary. While the neighbour provided broad support for the development itself, we acknowledge the personal distress expressed in their submission and we have endeavoured to take their concerns seriously.

Although the privacy screen was installed to improve screening and amenity for both properties, it is clear that some aspects of the installation have caused frustration for the adjoining resident. To address these matters constructively and in good faith, we are proposing the following **three goodwill measures**, which can be implemented without affecting the integrity or purpose of the existing fence structure:

1. Removal of long screws and replacement with short screws and installation of capping

We will remove the long screws (as previously agreed) and replace with short screws. Where necessary we will also install capping. This measure will:

- improve safety by eliminating exposed edges
- enhance the overall appearance.

2. Reduction of Noise

Finalise the attachment and securing of the privacy screen. This was stalled when council became involved and is likely the source of the noise reported by the neighbour. This measure will:

- assist with stability and noise reduction during windy conditions

3. Visual Softening Treatment

To improve the appearance of the privacy screen as viewed from the neighbouring property, we previously offered to install a low-impact aesthetic treatment such as lattice. This was previously agreed to by the neighbour, prior to council involvement. Again, these negotiations stalled when council became involved and would need to be re-entered to provide an agreeable resolution.

In conclusion, these three actions are offered as a demonstration of good faith and a desire to maintain positive neighbourly relations while preserving the functional purpose of the privacy screen.

Again, we acknowledge and appreciate that all three submissions express support for the development overall.

We request that the council consider these commitments as part of the assessment process. Should the council require clarification or further detail regarding these proposed measures, we are willing to provide additional information or meet with the assessing officer as needed.

Kind regards,

Michelle Jones and Campbell Flower
18 Bennett Street, Maylands

5.4 DEVELOPMENT NUMBER – ID 25040629 - CHRIS WARDEN - 94 FIRST AVENUE ST PETERS SA 5069

DEVELOPMENT NO.:	25040629
APPLICANT:	Chris Warden
ADDRESS:	94 FIRST AV ST PETERS SA 5069
NATURE OF DEVELOPMENT:	Two-storey dwelling addition, including associated alterations to the roof
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Historic Area • Heritage Adjacency • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Minimum Frontage (Minimum frontage for a detached dwelling is 18m) • Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level) • Site Coverage (Maximum site coverage is 50 per cent)
LODGEMENT DATE:	28 Jan 2026
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2026.1 15/01/2026
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Callum Hastie, Urban Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	Heritage Advisor - David Brown

CONTENTS:

APPENDIX 1: Relevant P&D Code Policies

ATTACHMENT 1: **Application Documents**

ATTACHMENT 2: **Subject Land & Locality Map**

ATTACHMENT 3: **Zoning Map**

ATTACHMENT 4: **Historic Area Overlay Map**

ATTACHMENT 5: **Representations**

DETAILED DESCRIPTION OF PROPOSAL:

The proposed development involves a two-level addition to an existing single storey detached dwelling. The existing dwelling is a representative building constructed around 1900 (per data from the Valuer-General).

The addition is located at the rear of the existing dwelling and maintains the existing front and side boundary setbacks. It would add a new living area, 2-bedrooms, a games room, bathroom, and covered outdoor patio.

The site has two access points that will be maintained. A double width access point is provided to Second Lane at the rear of the site, with a double garage located on the rear boundary. A second, single-width access point connects to First Avenue, a new, single carport is proposed over the existing driveway.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 94 FIRST AV ST PETERS SA 5069
Title ref.: CT 5774/409 **Plan Parcel:** F135738 AL87 **Council:** THE CITY OF NORWOOD PAYNEHAM & ST PETERS

Shape:	Rectangular
Frontage Width:	16.76m
Area:	766m^2
Existing Structures:	Single storey dwelling constructed circa 1900 (representative building), swimming pool and safety fencing, rear garage, boundary fencing (sheet metal to side and rear boundaries, brush fencing to street frontage)
Existing Vegetation:	There are no regulated trees on the land, the northeastern section of the site is covered by lawn. There are two large street trees on First Avenue that will not be impacted.

Locality

A locality for the site is illustrated in **Attachment 2.** It extends approximately 80m south to Winchester St, 60m west to Second Av, and 150m north along First Avenue. It includes properties facing both First and Second Avenues and their rear boundaries along First and Second Lanes.

The locality is within the Avenues Historic Area. The Area is dominated by single storey detached dwellings constructed from the late 1870s onwards. The St Peters section of the Historic Area typically has older Victorian Villas. It is worth noting that First Avenue does not display the same consistency in typology or height as the rest of the Historic Area. There are some later 20th century group dwellings along First Avenue, including two storey dwellings at the Winchester St intersection.

The St Peter's Baptist Church is a Local Heritage Place; it is on the abutting allotment south of the development site.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Dwelling alteration or addition
  Demolition
  Dwelling addition: Code Assessed - Performance Assessed
  Partial demolition of a building or structure: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code; No other pathway

PUBLIC NOTIFICATION

- **REASON**

Development is two storey, exceeding the Building Height (Levels) TNV

- **LIST OF REPRESENTATIONS**

Surname	First Name	Address	Position	Wishes to be heard?
Pirone	Ralf		Opposed	Yes

- **SUMMARY**

The representor raised concerns regarding site coverage, height, visual bulk, overshadowing, neighbourhood character and the impact on amenity. The applicant did not provide a response to the representation.

AGENCY REFERRALS

None

INTERNAL REFERRALS

Heritage Advisor - David Brown

PLANNING ASSESSMENT

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

Question of Seriously at Variance

The proposed development comprises construction of a 2-storey dwelling addition. It is located in the Established Neighbourhood Zone and the Historic Area Overlay. Development of this nature may be appropriate within the site, locality or in the subject Zone and Overlay for the following reasons.

- The proposed development is an extension of the existing residential use that is envisioned within the Zone;
- The proposal maintains the predominantly single storey streetscape character;
- The design is generally compatible with the historic characteristics of the area and does not detract from the adjacent heritage place.

The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016.*

Land Use

The proposed development is an extension of the existing residential use and maintains the “predominantly residential development” envisioned by PO 1.1 of the Established Neighbourhood Zone (ENZ).

Building Height

The proposed dwelling addition is two storeys, exceeding the single storey TNV set by ENZ DPF 4.1. The second level would be located at the rear of the site, with a maximum height of 6.6m. The following Performance Outcomes are relevant to the proposal:

ENZ PO 4.1

> *"Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings."*

ENZ PO 4.2

> *"Additions and alterations do not adversely impact on the streetscape character."*

Historic Area Overlay PO 2.2

"Development is consistent with the prevailing building and wall heights in the historic area."

The Historic Area Statement seeks generally single storey development, up to two storeys in some areas. As noted previously, First Avenue does not display the same consistency in height or form as the other Avenues. The Local Heritage Place to the south is 8m high at the street and the hall at the rear is 2 storeys, and significantly more visible than the proposed addition will be. The units at 7 Winchester Street are also two storeys and visible from the street. The proposed addition while 2 storeys higher, will have a lower maximum height than these surrounding examples. The applicant has also demonstrated that the addition will not be visible from the street, preserving the historic streetscape character.

The proposed height reasonable transitions in scale from the taller buildings to the south to the historic single storey development along First Avenue and satisfies the relevant Performance Outcomes of the Zone and Historic Area Overlay.

Setbacks, Design & Appearance

Site coverage
Total site coverage is approximately 380m^2/50%, this is consistent with the 50% site coverage envisioned by ENZ DPF 3.1.

Setbacks and Impact on Neighbouring Properties
The existing front setback will be maintained, as will the ground level side boundary setbacks. The upper level of the addition will be setback approximately 4m from the northeastern side boundary, 7m from the southwestern side boundary, and 10m from the northwestern rear boundary.

The rear boundary abuts Second Lane, which is dominated by rear boundary outbuildings. The proposed dwelling addition will have minimal visibility from the dwellings facing Second Avenue and the proposed rear setback is therefore acceptable.

Regarding the side boundary setbacks, ENZ Performance Outcome 8.1 states:

"Buildings are set back from side boundaries to provide:

a. separation between buildings in a way that complements the established character of the locality
b. access to natural light and ventilation for neighbours."

The Local Heritage Place to the southwest is used for non-residential purposes and does not have windows facing towards the proposed development, therefore, it will not be impacted by the addition. To the northeast, there is a single storey detached dwelling. ENZ DPF 8.1 provides some guidance in relation to acceptable setbacks; where the wall height exceeds 3m, the Code seeks that buildings are setback from side boundaries at least 900mm plus a distance 1/3 of the extent to which the wall height exceeds 3m. The proposed wall height is 5.2m, therefore the desired setback is 0.9m + 1.72m = 2.62m. The proposed development

significantly exceeds this. The addition also has a maximum building height just 1m higher than the existing dwelling and therefore will not create unreasonable new impacts on the abutting dwelling.

The representor at 96 First Avenue has raised concerns regarding overshadowing of their property. However, given the proposed setback of the upper level, the small increase in maximum height compared to the existing dwelling, and that the development site is southwest of the representor's property, the proposed development will not cause unreasonable overshadowing.

Materials
Since the proposed addition will not be visible from the street, the Code is not particularly concerned with materials and finishes. The addition will be colour matched to the existing dwelling to provide a compatible appearance with the locality. Given the limited visibility of the addition from outside the site, the proposed colour scheme satisfies the relevant Performance Outcomes of the Code.

Privacy
High-sill windows are proposed facing northeast and southwest, with larger windows looking out from the upper-level to the rear boundary. Design in Urban Areas Performance Outcome 10.1 seeks to mitigate direct overlooking from upper-level windows to habitable rooms and private open spaces of adjoining residential land. Direct overlooking is defined in Part 8 of the Code as limited to areas within a horizontal distance of 15m from an upper-level window.

The proposed addition is setback 10m from the rear boundary, and Second Lane is approximately 5m wide. Therefore, there will be no overlooking into the private open space of the dwellings facing Second Avenue and the proposed windows are acceptable.

Land to the southwest is not used for residential purposes and no open space or windows face the subject land. Accordingly no privacy protection is necessary (although the windows in the upper level of the addition contain high sills in any event).

A condition is recommended to ensure that windows facing the abutting dwelling to the northeast provide high-sills or obscure glazing to 1.5m above the finished floor level of the upper-level as there is potential for overlooking into that site.

Heritage

As discussed above, the proposed extension will not be visible from the street and will therefore not detract from the historic value of the streetscape. It is sufficiently setback from the adjacent Local Heritage Place to prevent any detrimental impacts upon it. The parts of the existing dwelling to be demolished are at the rear of the building and do not contribute to the important historic characteristics visible from the street. The proposed development has been reviewed by Council's heritage advisor and is supported by him.

Carport Design, Setbacks and Streetscape Impact

ENZ Performance Outcome 10.1 states:

"Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street."

The proposed carport will be located on the southwestern boundary. It will be slightly in front of the building line, but behind and lower than the verandah that runs along the width of the front elevation. The Historic Area Statement seeks that vehicle access is provided via rear lanes. A new access point and driveway would therefore be undesirable. Since these already exist, the streetscape character has already been compromised, and the proposed carport will not significantly impact the streetscape. The Local Heritage Place to the southwest also has an access point to First Avenue. The proposed carport abuts non-residential land and therefore is acceptable.

Overall, the carport functions as an extension of the existing verandah and will not significantly impact the historic character of the area beyond the existing driveway and access point. The relevant provisions of the Zone and Historic Area Overlay are satisfied.

Traffic Impact, Access and Parking

Vehicle Access
No changes are proposed to vehicle access, the existing access points to First Avenue and Second Lane will be maintained.

Parking
The proposed carport meets the minimum parking space dimensions in the Planning and Design Code. The double garage at the rear of the site will be maintained.

Landscaping and Private Open Space

More than 25% of the site will be covered by soft landscaping to satisfy Design in Urban Areas DPF 19.1, there will be no reduction in landscaping along the front boundary.

More than 60sqm of private open space is retained at the rear of the site as sought by Design in Urban Areas DPF 21.1. Private open space will meet the likely needs of residents and includes a covered outdoor dining area under the dwelling addition.

CONCLUSION

While the proposed two storey dwelling addition is at variance with the single storey TNV that applies to the area, the second level is hidden from the street and sufficiently setback from adjacent land to mitigate its impact. The proposal is compatible with the locality and will not unreasonably impact the amenity of adjacent residents. The design is also compatible with the Historic Area Statement.

On balance, the proposed development is considered acceptable.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 25040629, by Chris Warden is granted Planning Consent subject to the following conditions and advisory notes.

CONDITIONS
PLANNING CONSENT

Condition 1
The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2
The upper floor windows facing northeast shall have sill heights of a minimum of 1500mm above floor level or be treated to a minimum height of 1500mm above floor level, within one (1) week of occupation of the building, in a manner that restricts views being obtained by a person within the room to the reasonable satisfaction of the Assessment Manager, and such treatment shall be maintained at all times to the reasonable satisfaction of the Council.

Condition 3
All stormwater from buildings and hard-surfaced areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the

stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system.

Please note that disposal of the stormwater to the adjacent laneway is not permitted and compliance with this condition will only be achieved with all stormwater being directed to the primary street kerb and water table or associated underground pipe drainage system.

Condition 4
All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers within the next available planting season after the occupation of the premises to the reasonable satisfaction of the Assessment Manager and such plants, as well as any existing plants which are shown to be retained, shall be nurtured and maintained in good health and condition at all times, with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council.

ADVISORY NOTES
PLANNING CONSENT

Advisory Note 1
The Applicant is reminded of its responsibilities under the *Environment Protection Act 1993*, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

Advisory Note 2
The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.

The Applicant's attention is particularly drawn to the requirements of the *Fences Act 1975* regarding notification of any neighbours affected by new boundary development or boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

Advisory Note 3
The Applicant is advised that construction noise is not allowed:

1. on any Sunday or public holiday; or
2. after 7pm or before 7am on any other day

Advisory Note 4
The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections), or works that require the closure of the footpath and / or road to undertake works on the development site, will require the approval of the Council pursuant to the *Local Government Act 1999* prior to any works being undertaken. Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.

Advisory Note 5
The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.

Advisory Note 6
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

Advisory Note 7
Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 8
Consents issued for this Development Application will remain valid for the following periods of time:

1. Planning Consent is valid for 24 months following the date of issue, within which time Development Approval must be obtained;
2. Development Approval is valid for 24 months following the date of issue, within which time works must have substantially commenced on site;
3. Works must be substantially completed within 3 years of the date on which Development Approval is issued.

If an extension is required to any of the above-mentioned timeframes a request can be made for an extension of time by emailing the Planning Department at townhall@npsp.sa.gov.au. Whether or not an extension of time will be granted will be at the discretion of the relevant authority.

Advisory Note 9
No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 10
If excavating, it is recommended you contact Before You Dig Australia (BYDA) (www.byda.com.au) to keep people safe and help protect underground infrastructure.

Address: 94 FIRST AV ST PETERS SA 5069

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) *(All structures over 110 metres)*
Historic Area *(NPSP20)*
Heritage Adjacency
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Traffic Generating Development
Urban Tree Canopy

Local Variation (TNV)

Minimum Frontage *(Minimum frontage for a detached dwelling is 18m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 600 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Site Coverage *(Maximum site coverage is 50 per cent)*

Development Pathways

- Established 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
   - Building alterations
   - Building work on railway land
   - Private bushfire shelter
   - Solar photovoltaic panels (roof mounted)
   - Swimming pool or spa pool and associated swimming pool safety features
   - 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.

   - Temporary accommodation in an area affected by bushfire

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
   - Co-located Housing in the Co-located Housing Overlay
   - Deck
   - Demolition
   - Detached dwelling
   - Dwelling addition
   - Fence
   - Group dwelling
   - Land division
   - Outbuilding
   - Residential flat building
   - Retaining wall
   - Row dwelling
   - Semi-detached dwelling
   - Tree-damaging activity
   - Verandah

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

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Community facility (c) Consulting room

	(d) Dwelling (e) Office (f) Recreation area (g) Shop.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 30% of the total floor area of the associated dwelling (excluding any garage or carport) or 50m^2 gross leasable floor area, whichever is the lesser (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: (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: (i) does not exceed 100m^2 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 200m^2 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 1.3 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.3 None are applicable.
PO 1.4 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services	DTS/DPF 1.4 None are applicable.

(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	
PO 1.5 Expansion of existing community services such as educational facilities, community facilities and child care facilities 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 facilities, community facilities or child care facilities 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(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.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road or Allotments/sites for residential purposes accord with the following: (a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): **Minimum Site Area** Minimum site area for a detached dwelling is 600 sqm and (b) site frontages (or allotment frontages in the case of land division) are not less than: **Minimum Frontage** Minimum frontage for a detached dwelling is 18m In relation to DTS/DPF 2.1, in instances where: (c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.
PO 2.2 Development creating new allotments/sites in conjunction with	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment:

retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.	(a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay and (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: (i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Site coverage	
PO 3.1 Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	DTS/DPF 3.1 Development does not result in site coverage exceeding: **Site Coverage** Maximum site coverage is 50 per cent In instances where: (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.
Building Height	
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Levels)** Maximum building height is 1 level (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. In relation to DTS/DPF 4.1, in instances where: (c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. (d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
PO 4.2 Additions and alterations do not adversely impact on the streetscape character.	DTS/DPF 4.2 Additions and alterations: (a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street

	or (b) meet all of the following: (i) do not include any development forward of the front façade building line (ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.
Primary Street Setback	
PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	DTS/DPF 5.1 Buildings setback from the primary street boundary in accordance with the following table: **Development Context** / **Minimum setback** There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. — The average setback of the existing buildings. There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. — The setback of the existing building. There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. — (a) Where the existing building shares the same primary street frontage – the setback of the existing building; (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. — No DTS/DPF is applicable. For the purposes of **DTS/DPF 5.1:** (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table
Secondary Street Setback	
PO 6.1 Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.	DTS/DPF 6.1 Building walls are set back from the secondary street boundary (other than a rear laneway): (a) no less than:

	or (b) 900mm, whichever is greater or (c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street. In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.
Boundary Walls	
PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 7.1 Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below: (a) or (b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below: (i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (ii) side boundary walls do not: A. exceed 3.2m in wall height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.	DTS/DPF 7.2 Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.
Side Boundary Setback	
PO 8.1 Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours.	DTS/DPF 8.1 Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary: (a) no less than: (b) in all other cases (i.e., there is a blank field), then: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm

	(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level (iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.
Rear Boundary Setback	
PO 9.1 Buildings are set back from rear boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 9.1 Other than in relation to an access lane way, buildings are set back from the rear boundary at least: (a) 4m for the first building level (b) 6m for any second building level.
Appearance	
PO 10.1 Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.	DTS/DPF 10.1 Garages and carports facing a street (other than an access lane way) satisfy all of the following: (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.	DTS/DPF 10.2 None are applicable.
Ancillary buildings and structures	
PO 11.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 11.1 Ancillary buildings and structures satisfy (a) to (k), inclusive: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m^2 (c) are constructed, added to or altered so that they are situated at least (i) 500mm behind the building line of the dwelling to which they are ancillary or (ii) 900mm from 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 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m 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 not exceeding 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 abut 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), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling

(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, are pre-colour treated or painted in a non-reflective colour.

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

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

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 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.

DTS/DPF 11.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

PO 11.3

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

DTS/DPF 11.3

Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive:

(a) are ancillary and subordinate to an existing non-residential use on the same site

(b) have a floor area not exceeding the following:

Allotment size	Floor area
≤500m2	60m2

	>500m2 | 80m2 (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 main building 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 (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 (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 (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
Advertisements	
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence.

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development	Exceptions

(Column A)	(Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building.	Except development that: 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. 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) carport (c) deck (d) fence	None specified.

(e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	
6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
7. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas. In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.
PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.	DTS/DPF 1.2 Development does not include exhaust stacks.

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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
Land Use	
PO 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.	DTS/DPF 1.1 Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Flood Resilience	
PO 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.	DTS/DPF 2.1 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.
Environmental Protection	
PO 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.	DTS/DPF 3.1 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development which in the opinion of the relevant authority materially affects the context within which the **State Heritage Place** is situated. Note - Referrals are not required where the Overlay relates to a **Local Heritage Place**	Minister responsible for the administration of the *Heritage Places Act 1993.*	To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and

	built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Alterations and additions	
PO 3.1 Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.	DTS/DPF 3.1 Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.
PO 3.2 Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	DTS/DPF 3.2 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.
PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.	DTS/DPF 4.2 None are applicable.

PO 4.3 Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, be below the parapet line, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.	DTS/DPF 4.3 None are applicable.
PO 4.4 Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.	DTS/DPF 4.4 None are applicable.
Land Division	
PO 5.1 Land division creates allotments that are: (a) compatible with the surrounding pattern of subdivision in the historic area (b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area	DTS/DPF 5.1 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Demolition	
PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless: (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or (b) the structural integrity or safe condition of the original building is beyond reasonable repair.	DTS/DPF 7.1 None are applicable.
PO 7.2 Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.	DTS/DPF 7.2 None are applicable.
PO 7.3 Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.	DTS/DPF 7.3 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Statement#	Statement
Historic Areas affecting City of Norwood, Payneham and St Peters	
NPSP20	**The Avenues Historic Area Statement (NPSP20)** The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality. These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area. The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	Between the late 1870s and 1900, between the 1900s and the 1920s, and inter-war. Detached dwellings.
Allotments, subdivision and built form patterns	Historic streetscape created by the regularity of the avenues and the development patterns that have formed around them. Primary dwelling frontages to streets, not lanes.
Architectural styles, detailing and built form features	Predominantly single-storey, detached, late Victorian Italianate villas of reasonably substantial proportions. Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions. Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions. The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element. Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling. Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments. Joslin portion of this Policy Area - reflects general character, some of the dwelling stock, particularly towards the Lambert Road boundary, graduates into the 1920s style of housing, introducing with it a component of inter-war housing such as bungalows.
Building height	Predominantly single-storey, up to two storeys in some locations.
Materials	Bluestone or sandstone dressed and coursed.
Fencing	Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, brush, timber and or wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling. Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period. Timber picket, timber pailing, woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings. Timber pailing, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for bungalows, Tudors and inter-war dwellings.

Statement#	Statement	
		Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry.
	Setting, landscaping, streetscape and public realm features	Landscaping around a dwelling, particularly in the front garden, is an important design element. In St Peters, wide tree lined streets, with mature street trees and rear lanes used for vehicular access and garages
	Representative Buildings	Identified - refer to SA planning database.

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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or (c) provide an important habitat for native fauna.	DTS/DPF 1.1 None are applicable.
PO 1.2	DTS/DPF 1.2

Significant trees are retained where they: (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area.	None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree (b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	DTS/DPF 1.3 None are applicable.
PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.	DTS/DPF 1.4 None are applicable.
Ground work affecting trees	
PO 2.1 Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.	DTS/DPF 2.1 None are applicable.

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

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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, co-located housing or dwellings within a residential flat building satisfies all of the following: (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 or laundry cold water outlets for sites less than 200m^2 (iii) connected to one toilet and the laundry cold water outlets for sites of 200m^2 or greater (iv) with a minimum total capacity in accordance with Table 1

(v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank

(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area

Table 1: Rainwater Tank

Site size (m^2)	Minimum retention volume (Litres)	Minimum detention volume (Litres)
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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)

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 Generating Development	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.
PO 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.	DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.

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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m^2 or more (d) retail development with a gross floor area of 2,000m^2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m^2 or more (f) industry with a gross floor area of 20,000m^2 or more (g) educational facilities with a capacity of 250 students or more (h) supported accommodation and/or a retirement facility containing in excess of 50 residences, on a significant retirement facility and supported accommodation site.	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)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.	DTS/DPF 1.1 Tree planting is provided in accordance with the following:

Site size per dwelling (m^2)	Tree size* and number required per dwelling
<450	1 small tree
450-800	1 medium tree or 2 small trees

>800	1 large tree or 2 medium trees or 4 small trees

*refer Table 1 Tree Size

Table 1 Tree Size			
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4 m	2m	10m^2 and min. dimension of 1.5m
Medium	6 m	4 m	30m^2 and min. dimension of 2m
Large	12 m	8m	60m^2 and min. dimension of 4m

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

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

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

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

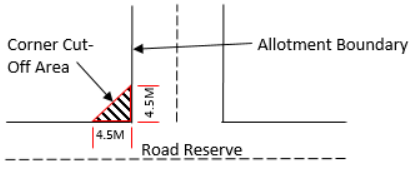
Desired Outcome (DO)

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

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

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

PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal

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

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership

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

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands	DTS/DPF 2.1 None are applicable.

(c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 The development does not include toilet facilities located over water.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.9 Access, launching and maintenance facilities are developed as common	DTS/DPF 2.9 The development utilises existing established roads, tracks, ramps

user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	and/or paths (as applicable) to access the sea.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.
PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2 None are applicable.
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility

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

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to	DTS/DPF 1.1 One of the following is satisfied:

minimise potential hazard to people and property.	(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:	DTS/DPF 1.4 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.	
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.

PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not result in any of the following: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.

PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.

PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (or combination of) that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings and co-living incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling or co-living residence 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 and (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling or co-living residence incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 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 Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings (excluding ancillary accommodation) satisfy (a) to (k), inclusive: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (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 flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%

201-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 13.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.

DTS/DPF 13.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

PO 13.3

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

DTS/DPF 13.3

Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive:

(a) are ancillary and subordinate to an existing non-residential use on the same site

(b) have a floor area not exceeding the following:

Allotment size	Floor area
≤500m2	60m2
>500m2	80m2

(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 main building 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

(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

(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

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

PO 13.4

Ancillary accommodation:

(a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties

(b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.

DTS/DPF 13.4

Ancillary accommodation satisfies (a) to (m), inclusive:

(a) is ancillary to a dwelling erected on the same site

(b) has a floor area not exceeding 70m^2

(c) is 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) if situated on a boundary (not being a boundary with a primary street or secondary street), does 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

(e) 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

(f) 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 abut the proposed wall or structure

(g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)

(h) has 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

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

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

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.

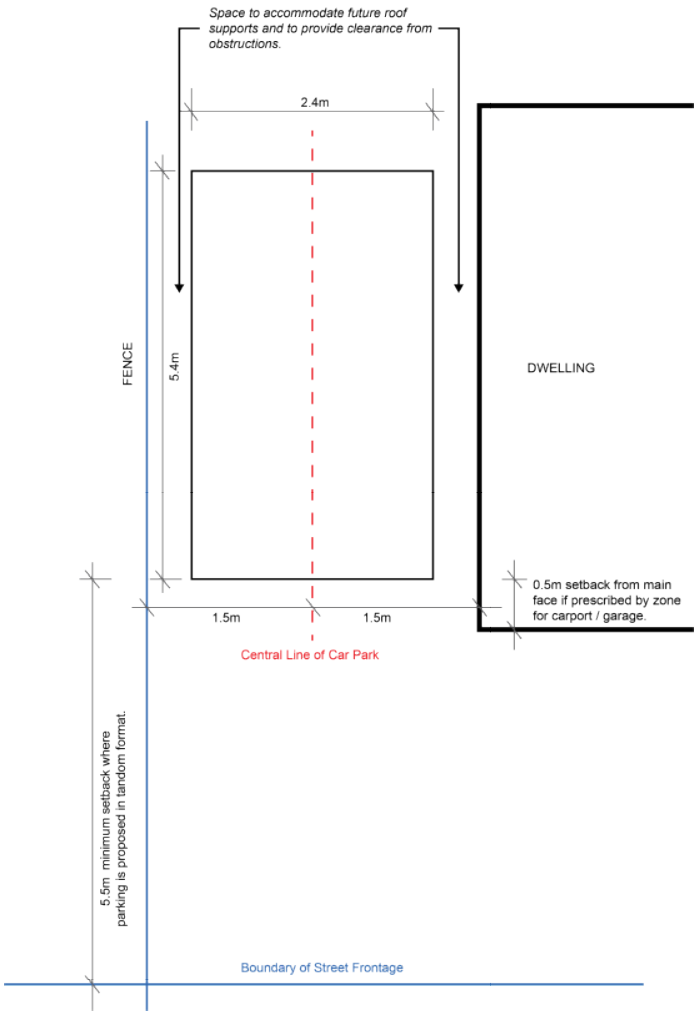
(k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling

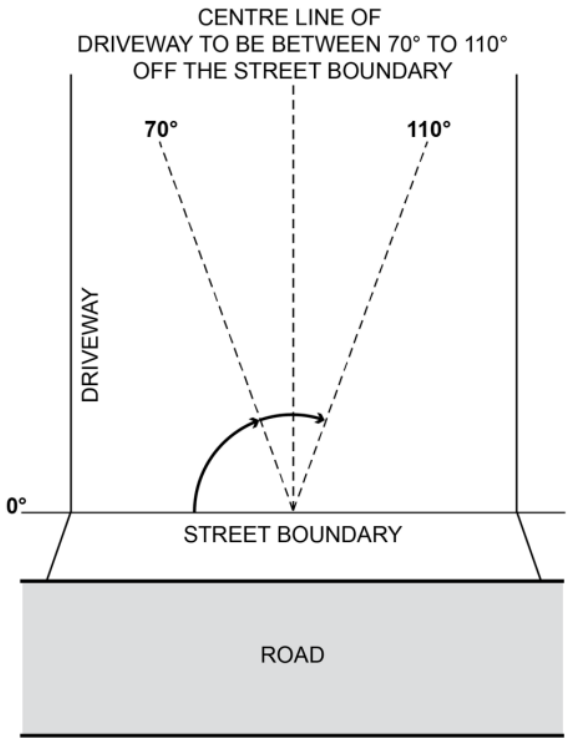
(l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary

(m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.

Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling or co-living.	DTS/DPF 14.1 Garages and carports facing a street satisfy all of the following: (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 or co-living (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling additions	
PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street and (b) do not result in any of the following: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) balconies or terraces on upper building levels unless they are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	

PO 17.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space or communal open space is provided in accordance with Design Table 1 - Private Open Space or Design Table 2 - Communal Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves all of the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered car parking spaces have the necessary dimensions to be functional, accessible and convenient and, where appropriate, make allowances for the space to be covered in the future in a manner that will not dominate the appearance of an associated dwelling when viewed from the street.	DTS/DPF 19.2 Uncovered car parking spaces satisfy all of the following: (a) are a minimum of 5.4m in length (b) are a minimum of 2.4m in width (c) a minimum of 1.5m in width is provided between the centre line of the space and any fence, wall or other obstruction (d) in circumstances where the applicable car parking rate requires one car park and no covered space is provided: (i) no part of the uncovered car parking space is located in front of the main face of the dwelling and

	(ii) if the applicable zone assessment provisions prescribed a minimum setback of 0.5m behind the main face of the dwelling for a carport or garage, the uncovered car parking space is also located at least 0.5m behind the main face of the dwelling (e) in circumstances where the applicable car parking rate requires two car parks and no covered space is provided: (i) at least one of the uncovered car parking spaces satisfies DTS/DPF 19.2(d) and (ii) if the car parks are proposed in a tandem arrangement, the parking space required in DTS/DPF 19.2(e)(i) is setback at least 5.5m from the boundary of the street frontage Example diagram: 
PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land

	(b) where newly proposed, satisfies all of the following: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.

Waste storage

PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings, co-living and battle-axe development	
Amenity	
PO 22.1 Dwelling and co-living layouts provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.	DTS/DPF 22.1 None are applicable.
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits dwellings or co-living residences oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling or co-living sites/allotments are not in the form of a battle-axe arrangement.
PO 22.5 Habitable room dimensions ensure functional living spaces with reasonable occupant amenity, and accommodate household furniture and fixing needs.	DTS/DPF 22.5 Habitable rooms have minimum dimensions (excluding any fixed storage, cupboards or kitchen facilities) in accordance with the following table:

Accommodation type	Habitable room type	Minimum internal dimension
Dwelling	Main Bedroom	3m
	Secondary bedroom	3m x 2.5m
	Living room - studio and 1 bedroom dwelling	3.3m
	Living room - 2+ bedroom dwelling	3.6m
Co-living	Living area / studio format	3m
	Separate bedroom	2.5m

PO 22.6 Co-living 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 occupant life and promote social interaction.	DTS/DPF 22.6 None are applicable.
PO 22.7 Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.	DTS/DPF 22.7 None are applicable.

PO 22.8 Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances resident amenity.	DTS/DPF 22.8 None are applicable.
PO 22.9 Co-living provides communal indoor recreation space(s) which: (a) are of a size and layout to cater for co-living occupants, as well as any dwellings on the same site (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	DTS/DPF 22.9 None are applicable.
PO 22.10 Co-living provides a shared kitchen (or kitchens) and associated dining space, a shared bathroom (or bathrooms) and a shared laundry (or laundries) which: (a) are of a size, layout and number to cater for co-living occupants who do not otherwise have those facilities in their residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	DTS/DPF 22.10 None are applicable.
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings or residences which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
PO 23.6 Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.	DTS/DPF 23.6 At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.

PO 23.7 Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.	DTS/DPF 23.7 None are applicable.
PO 23.8 Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.	DTS/DPF 23.8 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street and (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1	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.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings, co-living residences, and co-living common recreation areas and shared facilities, and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings, co-living residences, and co-living common recreation areas and shared facilities.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places	DTS/DPF 28.1 None are applicable.

(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 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 30.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 32.1 None are applicable.
Decks	
Design and Siting	
PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	DTS/DPF 33.1 Decks satisfy (a) and (c), or (b) and (c): (a) where ancillary to a dwelling, satisfy all of the following: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries

	(iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: **Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% B. the amount of existing soft landscaping prior to the development occurring. (b) where in association with a non-residential use, satisfy all of the following: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding 25m^2 (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 33.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 33.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 33.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 33.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwelling (at ground level)	Total private open space area: (a) Site area <301m^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line.

	Minimum directly accessible from a living room: 16m^2 / 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.
Co-living	2.5m2 per bedroom

Table 2 - Communal Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwellings above ground level	The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m2 for each additional dwelling above 5, until a total area of 250m2 is reached.
Co-living	25m2 total for the first 10 residences, plus 2.5m2 for each additional residence.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	

External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.

Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not result in any of the following: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.

PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries and (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development	DTS/DPF 8.3 None are applicable.

(c) are designed to integrate with the natural topography of the land.	
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone satisfy at least 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 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (or combination of) that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2	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.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings satisfy all of the following: (a) are oriented towards the street (b) are clearly visible and easily identifiable from the street and vehicle parking areas (c) are designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses

	(d) are designed to provide shelter, a sense of personal address and transitional space around the entry (e) are located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) are designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.
Landscaping	
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.

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

Tree size and site area definitions	
Small tree	4-6m mature height and 2-4m canopy spread
Medium tree	6-12m mature height and 4-8m canopy spread
Large tree	12m mature height and >8m canopy spread
Site area	The total area for development site, not average area per dwelling

PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.

levels in height.	
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages and (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.

All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings and co-living incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling or co-living residence 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 and (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.
Ancillary Development	
PO 19.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 19.1 Ancillary buildings (excluding ancillary accommodation) satisfy (a) to (k), inclusive: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding $60m^2$ (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary

and

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

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

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

(h) have a wall height or post height not exceeding 3m above natural ground level (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 for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:

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

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

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 19.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS/DPF 19.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

PO 19.3

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

DTS/DPF 19.3

Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive:

(a) are ancillary and subordinate to an existing non-residential use on the same site

(b) have a floor area not exceeding the following:

Allotment size	Floor area
≤500m2	60m2
>500m2	80m2

(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 main building 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 (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 (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 (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
PO 19.4 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 19.4 Ancillary accommodation satisfies (a) to (m), inclusive: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is 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) if situated on a boundary (not being a boundary with a primary street or secondary street), does 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 (e) 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 (f) 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 abut the proposed wall or structure

(g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)

(h) has 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

(j) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:

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

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

(ii) the amount of existing soft landscaping prior to the development occurring.

(k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling

(l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary

(m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.

Residential Development - Low Rise

External appearance

PO 20.1

Garaging is designed to not detract from the streetscape or appearance of a dwelling.

DTS/DPF 20.1

Garages and carports facing a street satisfy all of the following:

(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling

(b) are set back at least 5.5m from the boundary of the primary street

(c) have a garage door / opening width not exceeding 7m

(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.

PO 20.2

Dwelling and co-living 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 or co-living residence includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:

(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line

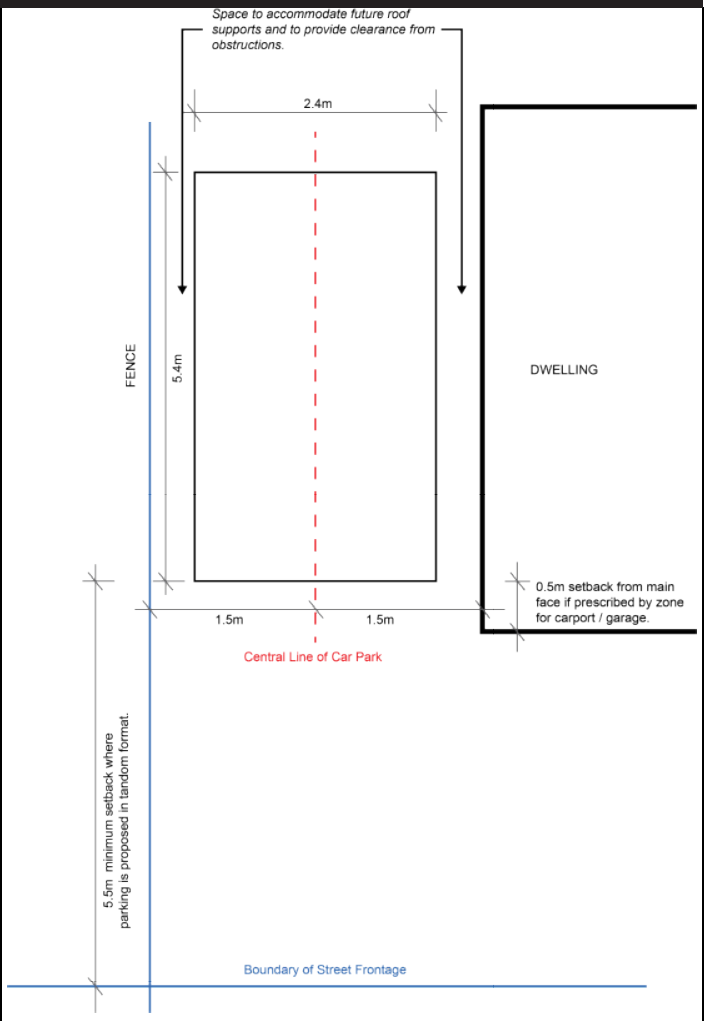
(b) a porch or portico projects at least 1m from the building wall

(c) a balcony projects from the building wall

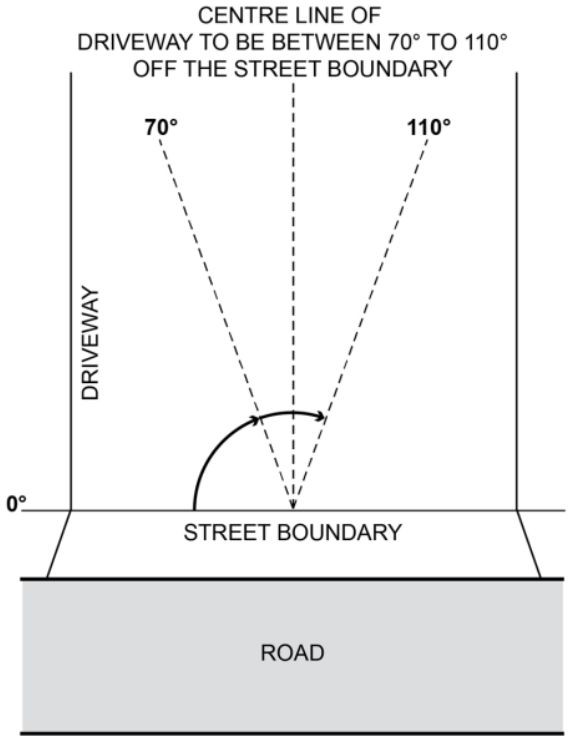
(d) a verandah projects at least 1m from the building wall

	(e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space or communal open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table: **Site area (or in the case of residential flat building, co-located housing or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):

	(a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space have the necessary dimensions to be functional, accessible and convenient and, where appropriate, make allowances for the space to be covered in the future in a manner that will not dominate the appearance of an associated dwelling when viewed from the street.	DTS/DPF 23.2 Uncovered car parking spaces satisfy all of the following: (a) are a minimum of 5.4m in length (b) are a minimum of 2.4m in width (c) a minimum of 1.5m in width is provided between the centre line of the space and any fence, wall or other obstruction (d) in circumstances where the applicable car parking rate requires one car park and no covered space is provided: (i) no part of the uncovered car parking space is located in front of the main face of the dwelling and (ii) if the applicable zone assessment provisions prescribed a minimum setback of 0.5m behind the main face of the dwelling for a carport or garage, the uncovered car parking space is also located at least 0.5m behind the main face of the dwelling (e) in circumstances where the applicable car parking rate requires two car parks and no covered space is provided (i) at least one of the uncovered car parking spaces satisfies DTS/DPF 23.2(d) and (ii) if the car parks are proposed in a tandem arrangement, the parking space required in DTS/DPF 23.2(e)(i) is setback at least 5.5m from the boundary of the street frontage. Example diagram:



PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site and (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back in accordance with all of the following: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance

	(iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited to satisfy all of the following: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (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 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings or co-living abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:

	(a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings and co-living residences have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street and (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings and co-living residences within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings or co-living residences in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space or communal open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.
PO 27.2 Where possible, dwellings and co-living residences are designed to provide outlook from main living areas to private open space or communal open space.	DTS/DPF 27.2 None are applicable.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements:

(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.	(a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings and co-living residences are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings or co-living residences (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) co-living residence: 4.3m^3 per bedroom (b) studio: not less than 6m^3 (c) 1 bedroom dwelling / apartment: not less than 8m^3 (d) 2 bedroom dwelling / apartment: not less than 10m^3 (e) 3+ bedroom dwelling / apartment: not less than 12m^3.
PO 28.5 Dwellings and co-living residences 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 satisfy all of the following: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6 Attached or abutting dwellings and co-living residences 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 and co-living are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling (c) 2 bedroom dwelling (d) 3+ bedroom dwelling.
PO 29.2 Dwellings and co-living located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1	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.	Common corridor or circulation areas satisfy all of the following: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Co-located Housing, Group Dwellings, Residential Flat Buildings, Co-living and Battle axe Development	
Amenity	
PO 31.1 Dwelling and co-living layouts provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.	DTS/DPF 31.1 None are applicable.
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits dwellings or co-living residences oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling or co-living sites/allotments are not in the form of a battle-axe arrangement.
PO 31.5 Habitable room dimensions ensure functional living spaces with reasonable occupant amenity and accommodate household furniture and fixing needs.	DTS/DPF 31.5 Habitable rooms have minimum dimensions (excluding any kitchen/dining space, fixed storage, or cupboards) in accordance with the following table:
PO 31.6 Co-living is designed to provide safe, secure, attractive, convenient and comfortable living conditions for occupants, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of resident life and promote social interaction.	DTS/DPF 31.6 None are applicable.
PO 31.7 Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.	DTS/DPF 31.7 None are applicable.
PO 31.8 Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances occupant amenity.	DTS/DPF 31.8 None are applicable.
PO 31.9 Co-living provides communal indoor recreation space(s) which:	DTS/DPF 31.9 None are applicable.

Accommodation type	Habitable room type	Minimum internal dimension
Dwelling	Main Bedroom	3m
	Secondary bedroom	3m x 2.5m
	Living room - studio and 1 bedroom dwelling	3.3m
	Living room - 2+ bedroom dwelling	3.6m
Co-living	Living area / studio format	3m
	Separate bedroom	2.5m

(a) are of a size and layout to cater for co-living occupants, as well as any dwellings on the same site (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	
PO 31.10 Co-living provides a shared kitchen (or kitchens) and associated dining space (or spaces), a shared bathroom (or bathrooms) and a shared laundry (or laundries) which: (a) are of a size, layout and number to cater for co-living residents who do not otherwise have those facilities in their residence (b) are conveniently accessed by the residences they service are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	DTS/DPF 31.10 None are applicable.
Communal Open Space	
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings or residences which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
PO 32.6 Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.	DTS/DPF 32.6 At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.
PO 32.7 Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.	DTS/DPF 32.7 None are applicable.
PO 32.8 Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.	DTS/DPF 32.8 None are applicable.

Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling or co-living residence (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building, or co-living is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling or co-living are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or co-living, or a dwelling or co-living on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or co-living, or a dwelling or co-living on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling or co-living, or a dwelling or co-living on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings and co-living are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling and co-living walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and co-living and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and co-living and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1	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.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings co-living residences, and co-living common recreation areas and shared facilities, and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings, co-living residences, and co-living common recreation areas and shared facilities.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1	DTS/DPF 38.1

Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4	DTS/DPF 40.4

Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	
PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	DTS/DPF 41.1 Student accommodation provides all of the following: (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 all of the following: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
PO 41.3 Student accommodation provides communal indoor recreation space(s) which: (a) are of a size and layout to cater for student residents and visitors (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	DTS/DPF 41.3 None are applicable.
PO 41.4 Student accommodation provides shared kitchens and associated dining space, shared bathrooms and shared laundries which: (a) are of a size, layout and number to cater for student residents who do not otherwise have those facilities in their private residence	DTS/DPF 41.4 None are applicable.

(b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	
PO 41.5 Student accommodation provided with suitable sized areas of usable shared space to meet the needs of occupants, having regard to factors that may support a reduced on site rate such as the availability of nearby public accessible open space, university grounds or the like.	DTS/DPF 41.5 Student accommodation provides shared space at a rate of 2m2 per residence, minus the floor area of any communal indoor recreation spaces or shared kitchen facilities provided.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 43.1 None are applicable.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

(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.	
Decks	
Design and Siting	
PO 45.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	DTS/DPF 45.1 Decks satisfy (a) and (c), or (b) and (c): (a) where ancillary to a dwelling, satisfy all of the following: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: **Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% B. the amount of existing soft landscaping prior to the development occurring. (b) where in association with a non-residential use, satisfy all of the following: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding 25m^2 (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.

PO 45.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 45.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 45.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 45.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

Dwelling /Accommodation Type	Dwelling / Accommodation Type / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. Minimum directly accessible from a living room: 16m^2 / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m^2, which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m
Co-living		2.5m^2 per bedroom

Table 2 - Communal Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwelling in a residential flat building, or mixed use building which incorporate above ground	The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m2 for each additional dwelling above 5, until a total area of 250m2 is reached.

level dwellings	
Co-living	25m2 total for the first 10 residences, plus 2.5m2 for each additional residence.

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer)

	(c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
500 kV	Tower	38m
275 kV	Tower	25m
132 kV	Tower	30m
132 kV	Pole	20m
66 kV	Pole	20m
Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

The Housing Renewal General Development Policies are only applicable to dwellings 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.

Desired Outcome (DO)

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

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

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

Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.
Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.
Rear Boundary Setback	
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 7.1 Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation

	(c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street
PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3 None are applicable.
PO 8.4 Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	DTS/DPF 8.4 None are applicable.
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF 8.5 None are applicable.
Outlook and amenity	
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 9.2 None are applicable.
Private Open Space	
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table:

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level)		Total area: $24m^2$ located behind the building line Minimum adjacent to a living room: $16m^2$ with a

			minimum dimension 3m
	Dwelling (above ground level)	Studio	4m^2 / minimum dimension 1.8m
		One bedroom dwelling	8m^2 / minimum dimension 2.1m
		Two bedroom dwelling	11m^2 / minimum dimension 2.4m
		Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.
Visual privacy	
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (or combination of) that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Landscaping	

PO 12.1

Soft landscaping is incorporated into development to:

(a) minimise heat absorption and reflection
(b) maximise shade and shelter
(c) maximise stormwater infiltration and biodiversity
(d) enhance the appearance of land and streetscapes.

DTS/DPF 12.1

Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):

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

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m2)	Minimum percentage of site
<150	10%
<200	15%
200-450	20%
>450	25%

(b) at least 30% of land between the road boundary and the building line.

Water Sensitive Design

PO 13.1

Residential development is designed to capture and use stormwater to:

(a) maximise efficient use of water resources
(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded
(c) manage runoff quality to maintain, as close as practical, pre-development conditions.

DTS/DPF 13.1

None are applicable.

Car Parking

PO 14.1

On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.

DTS/DPF 14.1

On-site car parking is provided at the following rates per dwelling:

(a) 2 or fewer bedrooms - 1 car parking space
(b) 3 or more bedrooms - 2 car parking spaces.

PO 14.2

Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.

DTS/DPF 14.2

Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):

(a) single parking spaces:
  (i) a minimum length of 5.4m
  (ii) a minimum width of 3.0m
  (iii) a minimum garage door width of 2.4m

(b) double parking spaces (side by side):
  (i) a minimum length of 5.4m
  (ii) a minimum width of 5.5m
  (iii) minimum garage door width of 2.4m per space.

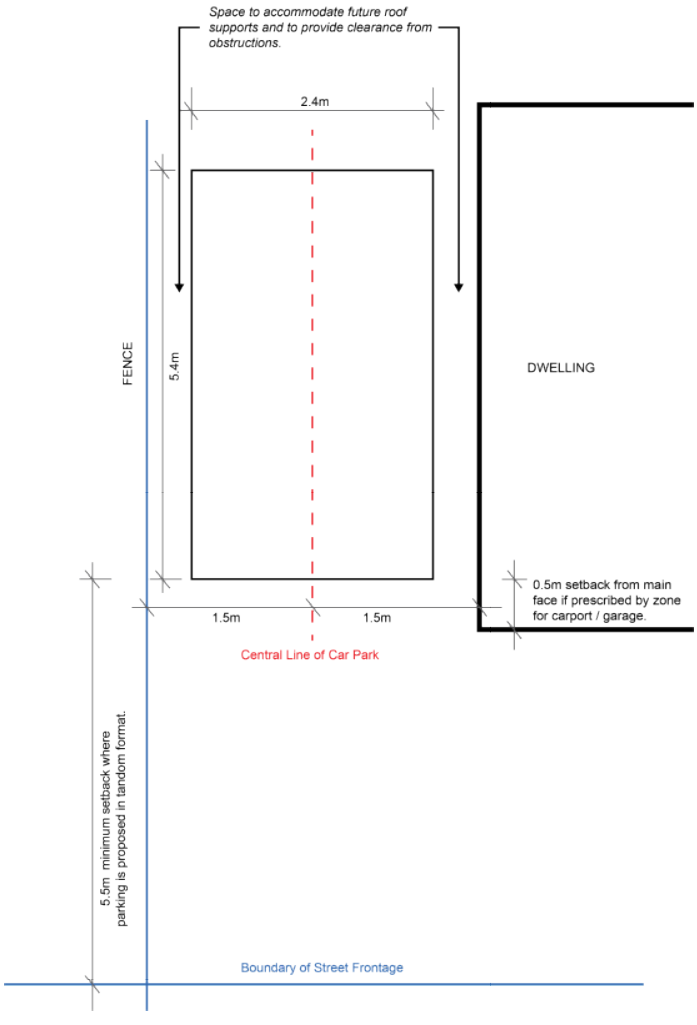
PO 14.3

Uncovered car parking spaces have the necessary dimensions to be functional, accessible and convenient and, where appropriate, make allowances for the space to be covered in the future in a manner that will not dominate the appearance of an associated dwelling when viewed from the street.

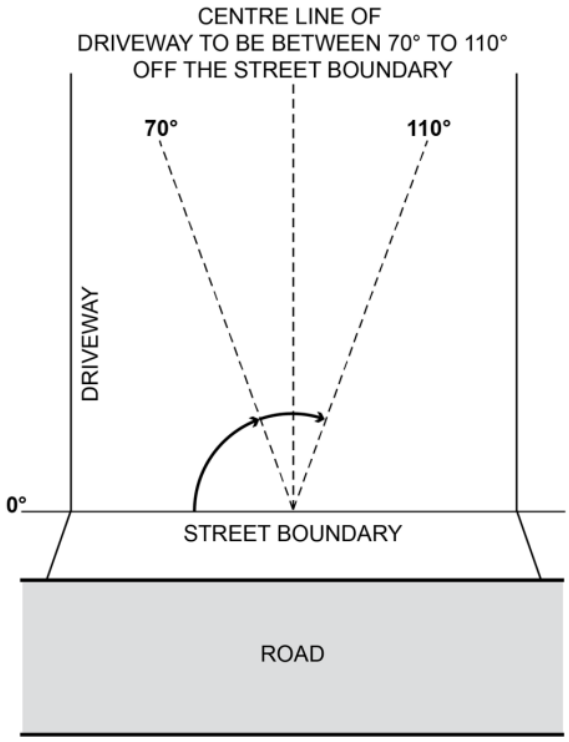
DTS/DPF 14.3

Uncovered car parking spaces satisfy all of the following:

(a) are a minimum of 5.4m in length
(b) are a minimum of 2.4m in width
(c) a minimum of 1.5m in width is provided between the centre line of the space and any fence, wall or other obstruction
(d) in circumstances where the applicable car parking rate requires one car park and no covered space is provided:
  (i) no part of the uncovered car parking space is located in front of the main face of the dwelling
  and

	(ii) if the applicable zone assessment provisions prescribed a setback of 0.5m behind the main face of the dwelling for a carport or garage, the uncovered car parking space is also located 0.5m behind the main face of the dwelling (e) in circumstances where the applicable car parking rate requires two car parks and no covered space is provided: (i) at least one of the uncovered car parking spaces satisfies DTS/DPF 14.3(d) and (ii) if the car parks are proposed in a tandem arrangement, the parking space required in DTS/DPF 14.3(e)(i) is setback at least 5.5m from the boundary of the street frontage. Example diagram: 
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1	DTS/DPF 15.1

Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	DTS/DPF 16.2 None are applicable.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 17.2 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 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 of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping

	(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (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 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: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7 Dwellings are adequately separated from common driveways and	DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room

manoeuvring areas.	windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Storage	
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or

	B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings	DTS/DPF 2.1 None are applicable.

(f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	DTS/DPF 4.2 None are applicable.
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	DTS/DPF 5.1 None are applicable.
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or	DTS/DPF 5.2 None are applicable.

equal to 33kV.	
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone

	with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine) and (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.
PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applicable.
PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.
PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	DTS/DPF 8.5 None are applicable.
Renewable Energy Facilities (Solar Power)	
PO 9.1 Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	DTS/DPF 9.1 None are applicable.
PO 9.2 Ground mounted solar power facilities allow for movement of wildlife by: (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.	DTS/DPF 9.2 None are applicable.
PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:

Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones[1]
50MW>	80ha+	30m	500m	2km

10MW<50MW	16ha-<80ha	25m	500m	1.5km
5MW<10MW	8ha to <16ha	20m	500m	1km
1MW<5MW	1.6ha to <8ha	15m	500m	500m
100kW<1MW	0.5ha<1.6ha	10m	500m	100m
<100kW	<0.5ha	5m	500m	25m

Notes:

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

PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.
Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use and (b) connected to the roof drainage system of the dwelling.
Wastewater Services	

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

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	DTS/DPF 3.2 None are applicable.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

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

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

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

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

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

Development operating within the following hours:

<table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or combination of the following:

(a) restaurant
(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday and Sunday</td></tr></table></td></tr>
<tr><td colspan="2">Overshadowing</td></tr>
<tr><td>PO 3.1</td><td>DTS/DPF 3.1</td></tr>
</table>

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.	North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4 None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.

PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3 Pumps and/or filtration systems associated with a swimming pool or spa that is ancillary to a dwelling erected on the same site are: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** / **Music noise level** Externally at the nearest existing or envisaged noise sensitive location / Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality	
PO 5.1 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.	DTS/DPF 5.1 None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2	DTS/DPF 6.2

External lighting is not hazardous to motorists and cyclists.	None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres

	(d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971.*

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b):

	(a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
PO 2.9 Land division under the *Community Titles Act 1996* or the *Strata Titles Act 1988* is appropriate having regard to the nature and extent of the common property established by the relevant scheme, including but not limited to: (a) common driveway design, function and status (i.e., whether or not intended to serve as a private road), having regard to the type and nature of vehicles expected to use the driveway (b) provision and location of utilities, letterboxes, bin storage and waste collection services (c) landscaping provision	DTS/DPF 2.9 None are applicable.

(d) maintenance of any of the above.	
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.8 None are applicable.
PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.9 None are applicable.
PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.10 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.

PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.

PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.2 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

surveillance.	
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3	DTS/DPF 8.3

Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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 Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities: (a) that support the needs of local residents and workers, particularly in underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	DTS/DPF 1.2 None are applicable.

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use

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

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.

PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling	DTS/DPF 3.4 None are applicable.

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

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and	DTS/DPF 2.2 None are applicable.

pedestrians.	
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back in accordance with all of the following: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the

	following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place (e) proximity to high frequency public transport Note: In circumstances where a land use is not defined in Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas or Table 1 - General Off-Street Car Parking Requirements (as applicable), an appropriate car parking rate may be defined by reference to similar development in comparable locations.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4	DTS/DPF 6.4

Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:

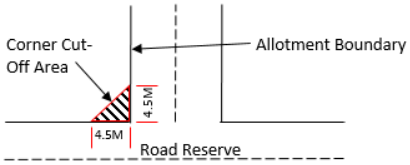
	
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property.
PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).
PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	DTS/DPF 11.3 None are applicable.

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	
Co-located Housing	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling to be located in a shared car parking area / arrangement. Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor parking to be located in a shared car parking area / arrangement.
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.
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. 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. 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.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
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.
Aged / Supported Accommodation	
Retirement facility	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.
Co-living	Co-living residence: 0.5 spaces per bedroom.

Tourist	
Caravan and 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 other than a caravan and tourist park	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area For an office subordinate to, and associated with, a retirement facility or supported accommodation located on a significant retirement facility and supported accommodation site, 0 spaces. In all other cases, 4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 0 spaces where located on a significant retirement facility and supported accommodation site, and is subordinate to, and associated with, a retirement facility or supported accommodation.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 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	
Community facility	For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. For a community facility located on a significant retirement facility and supported accommodation site, and is subordinate to and associated with a retirement facility or supported accommodation, 0 spaces. In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	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.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays).
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities. 0 spaces per consulting room where subordinate to and associated with a retirement facility or supported accommodation on a significant retirement facility and supported accommodation site.
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 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 100m2 of total floor area for a Fitness Centre 4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area 1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area 1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 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 100m2 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.

In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:	Capital City Zone City Main Street Zone

		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.	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			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 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 (except for Bowden, Brompton or Hindmarsh)
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone
Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	3 spaces per 100 square metres of gross leasable floor area	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)

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 when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential development			
Residential component of a multi-storey building (except for co-living)	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
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 when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood

			Zone (except for Bowden, Brompton or Hindmarsh)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Co-living	0.25 per residence	None specified	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Notes			
1	In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis		

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.
Co-living	1 per co-living residence for residents, plus 1 per 10 co-living residences for visitors.
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational facility	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 200m2 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 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors.
Child care facility	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building (except for co-living)	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 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	

Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	Metropolitan Adelaide

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.

PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from

flooding.	land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

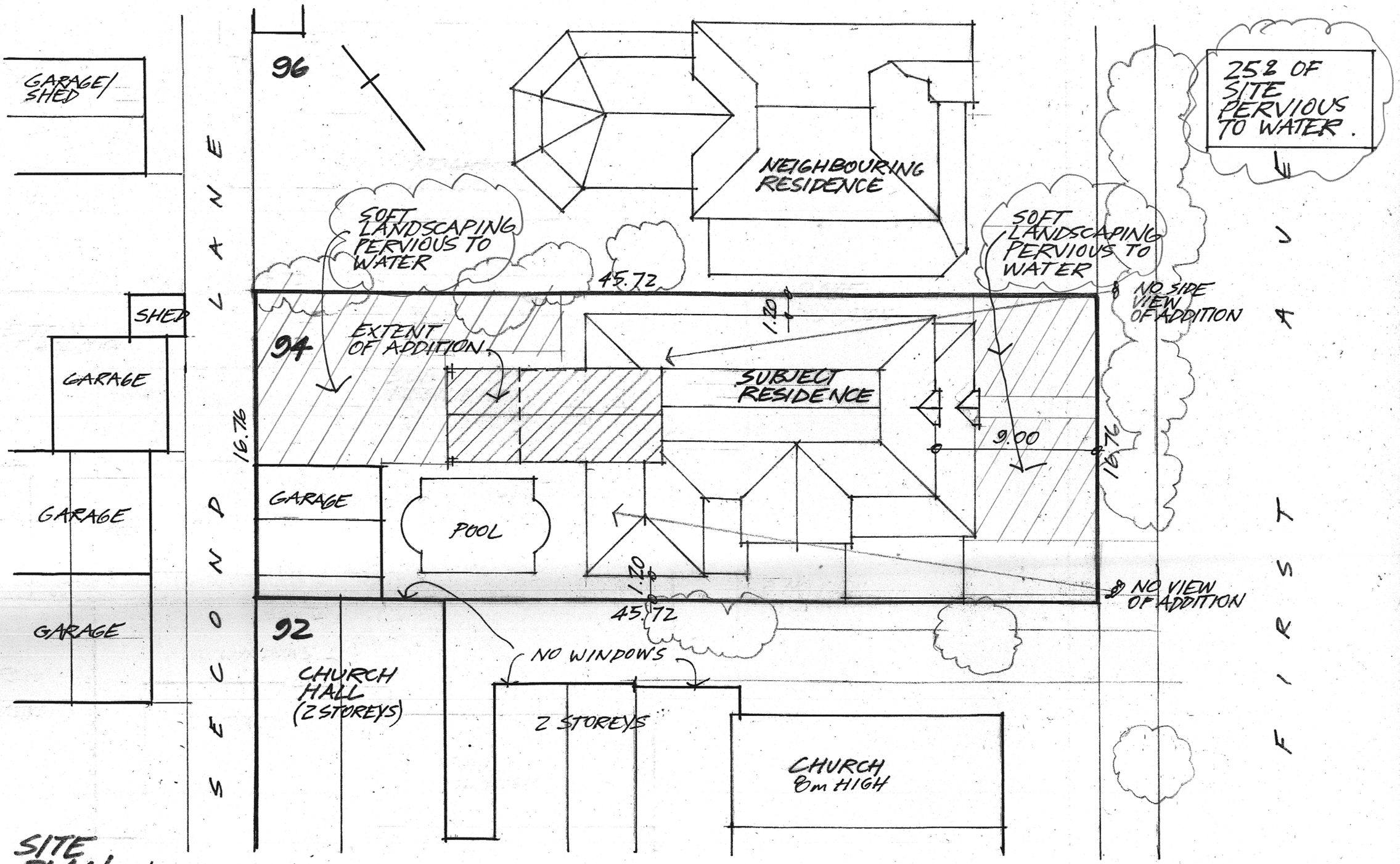
Desired Outcome (DO)

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

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

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

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

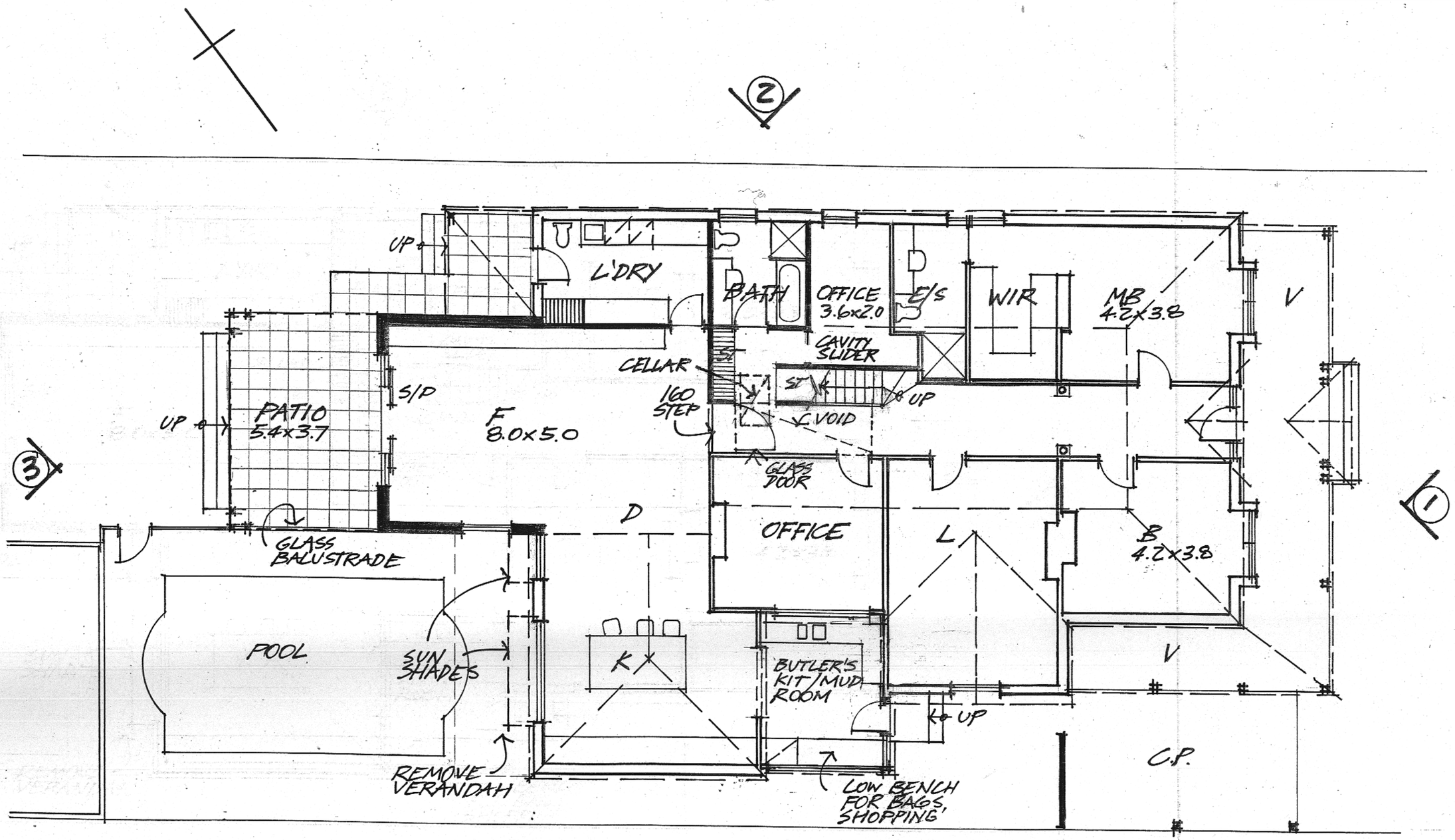


SITE PLAN

0 1 2 3 4 5 10

JOHN BARRINGTON
ARCHITECT
267 PORTRUSH ROAD NORWOOD SA 5067
MOBILE 0400993656
EMAIL jbarring@tpg.com.au

PROJECT	FOR	DRAWING TITLE	DRAWING NUMBER	DATE	REVISION
PROPOSED UPGRADE TO EXISTING AT: 94 FIRST AVENUE ST PETERS	FOR: C & C WARDEN OF: 94 FIRST AVE ST PETERS SA 5069	SITE PLAN	20216/SK020	17/11/25	



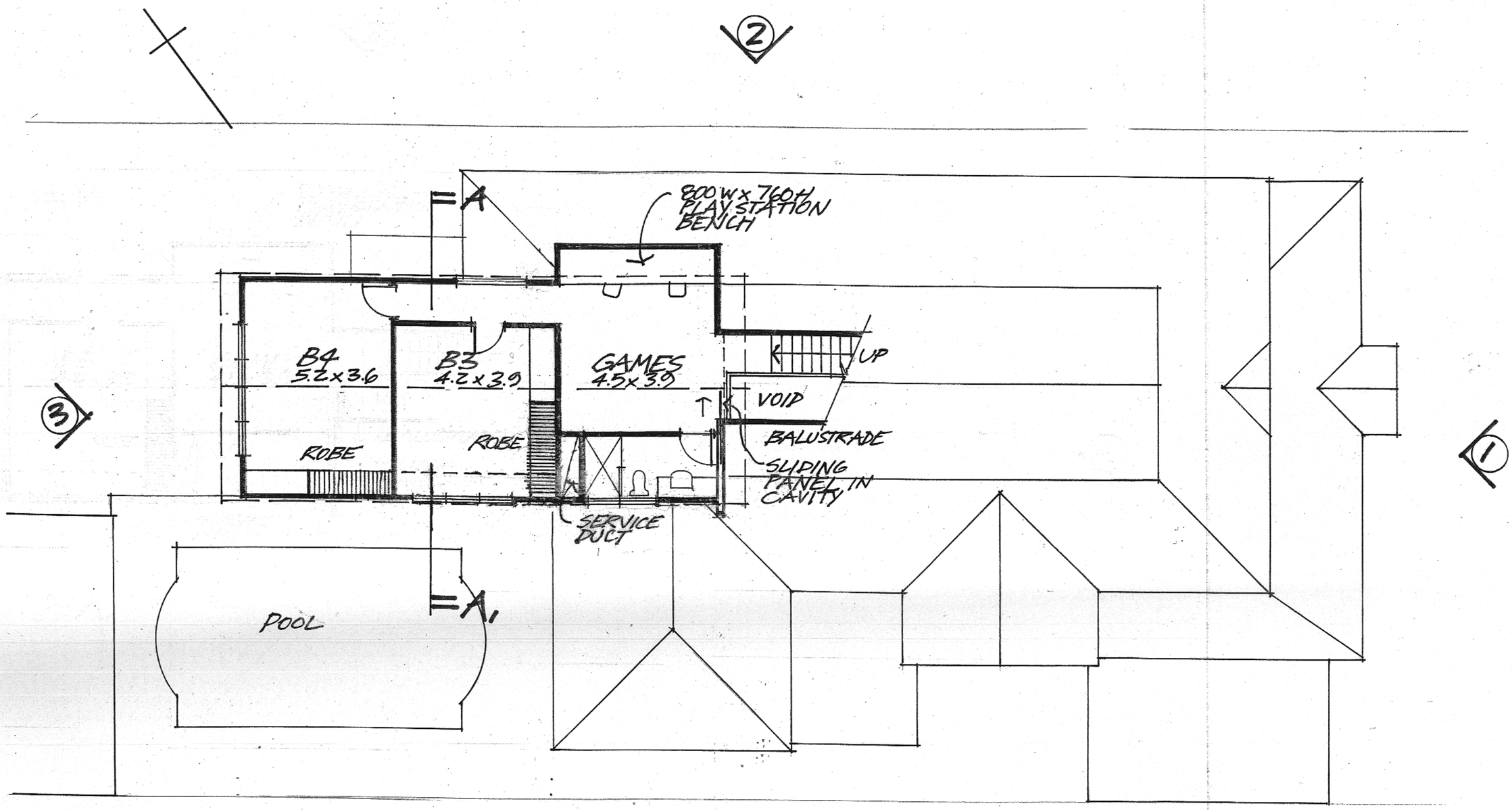
GROUND FLOOR PLAN

0 1 2 3 4 5 10

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ARCHITECT

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PROJECT	FOR	DRAWING TITLE	DRAWING NUMBER	DATE	REVISION
PROPOSED UPGRADE TO EXISTING AT: 94 FIRST AVENUE ST PETERS	FOR: C & C WARDEN OF: 94 FIRST AVE ST PETERS SA 5069	FLOOR PLAN	20216/SK015	17/11/25	



UPPER LEVEL FLOOR PLAN

0 1 2 3 4 5 10

4

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PROJECT
PROPOSED UPGRADE TO EXISTING
AT: 94 FIRST AVENUE ST PETERS

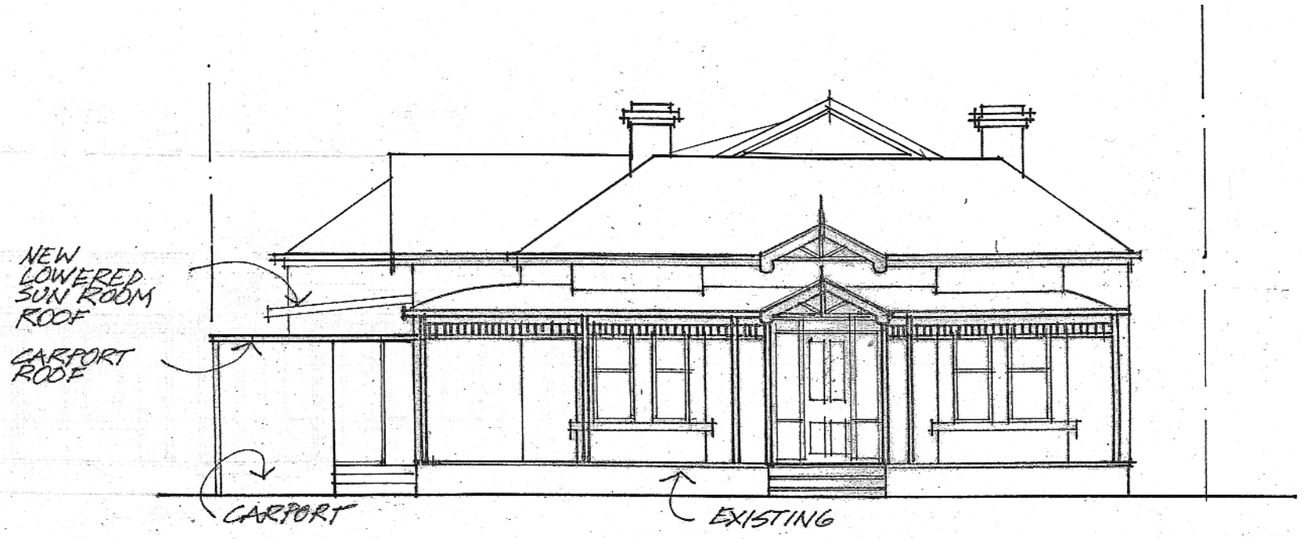
FOR
FOR: C & C WARDEN
OF: 94 FIRST AVE ST PETERS SA 5069

DRAWING TITLE
UPPER LEVEL FLOOR PLAN

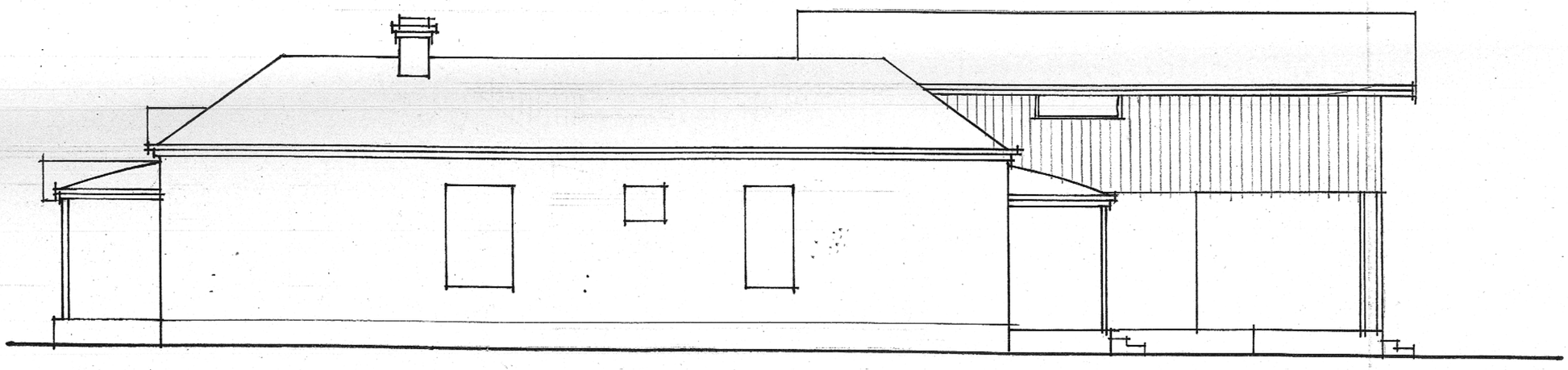
DRAWING NUMBER
20216/SK016

DATE
17/11/25

REVISION



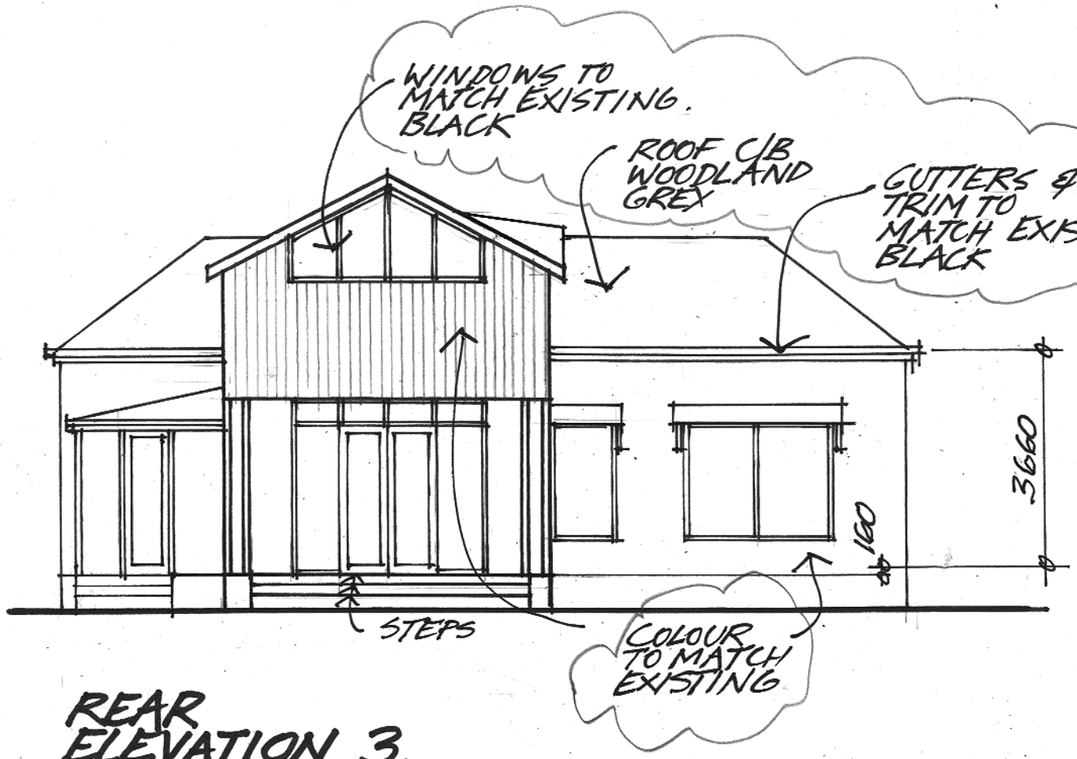
STREET ELEVATION 1.



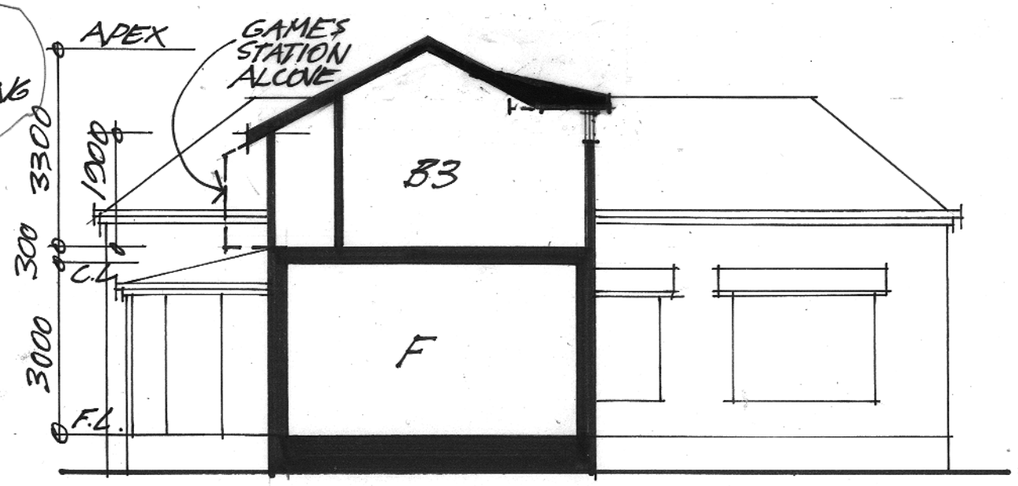
SIDE ELEVATION 2.

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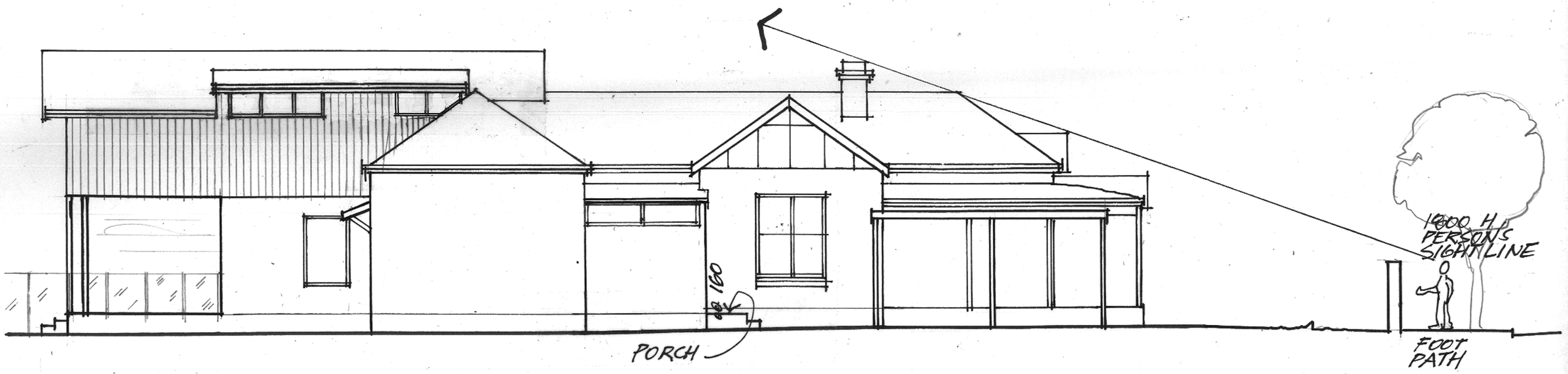
PROJECT	FOR	DRAWING TITLE	DRAWING NUMBER	DATE	REVISION
PROPOSED UPGRADE TO EXISTING AT: 94 FIRST AVENUE ST PETERS	FOR: C & C WARDEN OF: 94 FIRST AVE ST PETERS SA 5069	ELEVATIONS 1.	20216/SK017	17/11/25	



REAR ELEVATION 3.



SECTION A-A1



SIDE ELEVATION 4.

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0 1 2 3 4 5

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PROJECT	FOR	DRAWING TITLE	DRAWING NUMBER	DATE	REVISION
PROPOSED UPGRADE TO EXISTING AT: 94 FIRST AVENUE ST PETERS	FOR: C & C WARDEN OF: 94 FIRST AVE ST PETERS SA 5069	ELEVATIONS 2.	2021G/SK018	17/11/25	

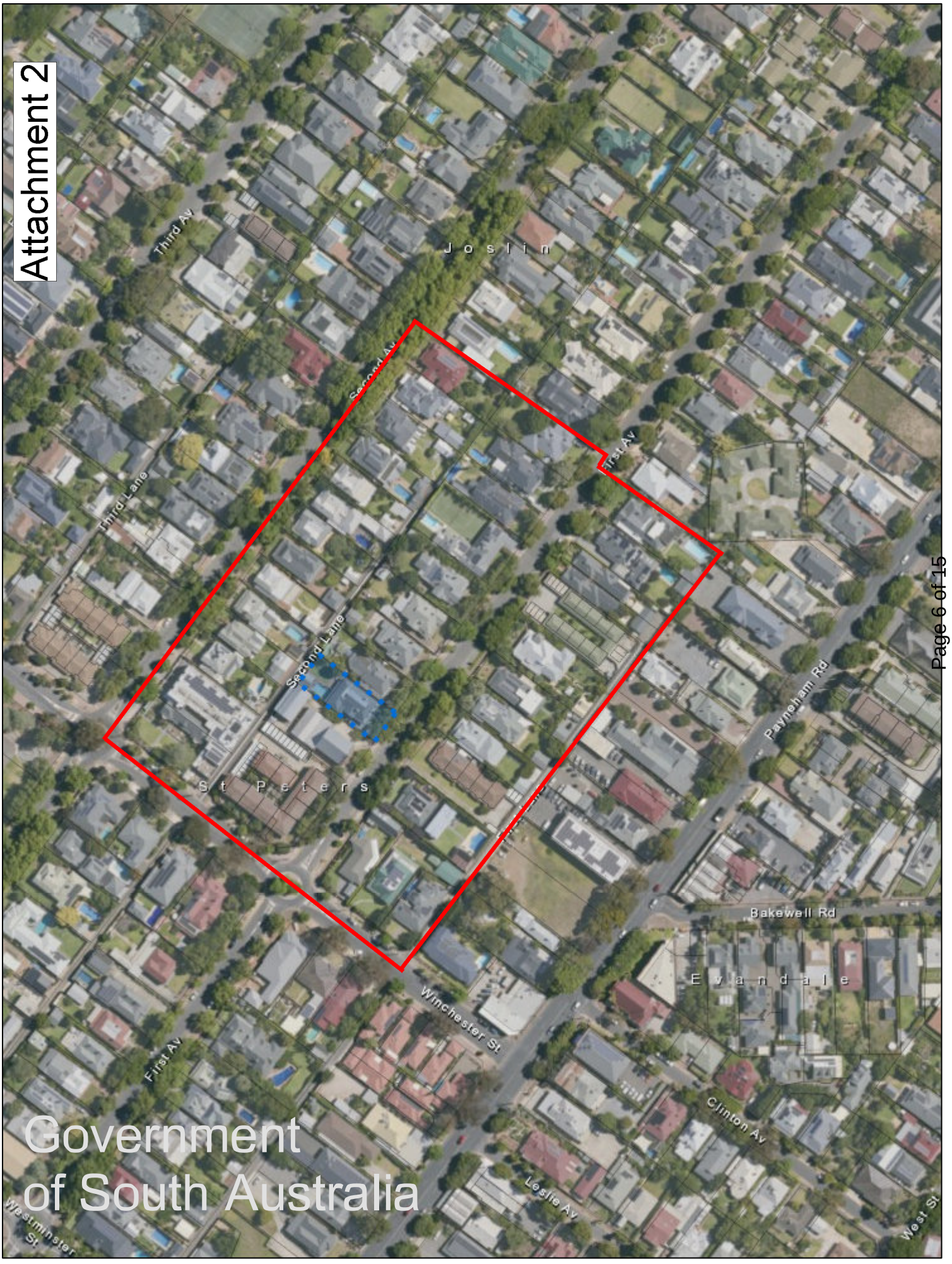
SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Date created:May 4, 2026

Government of South Australia
Department for Housing and Urban Development

Attachment 2



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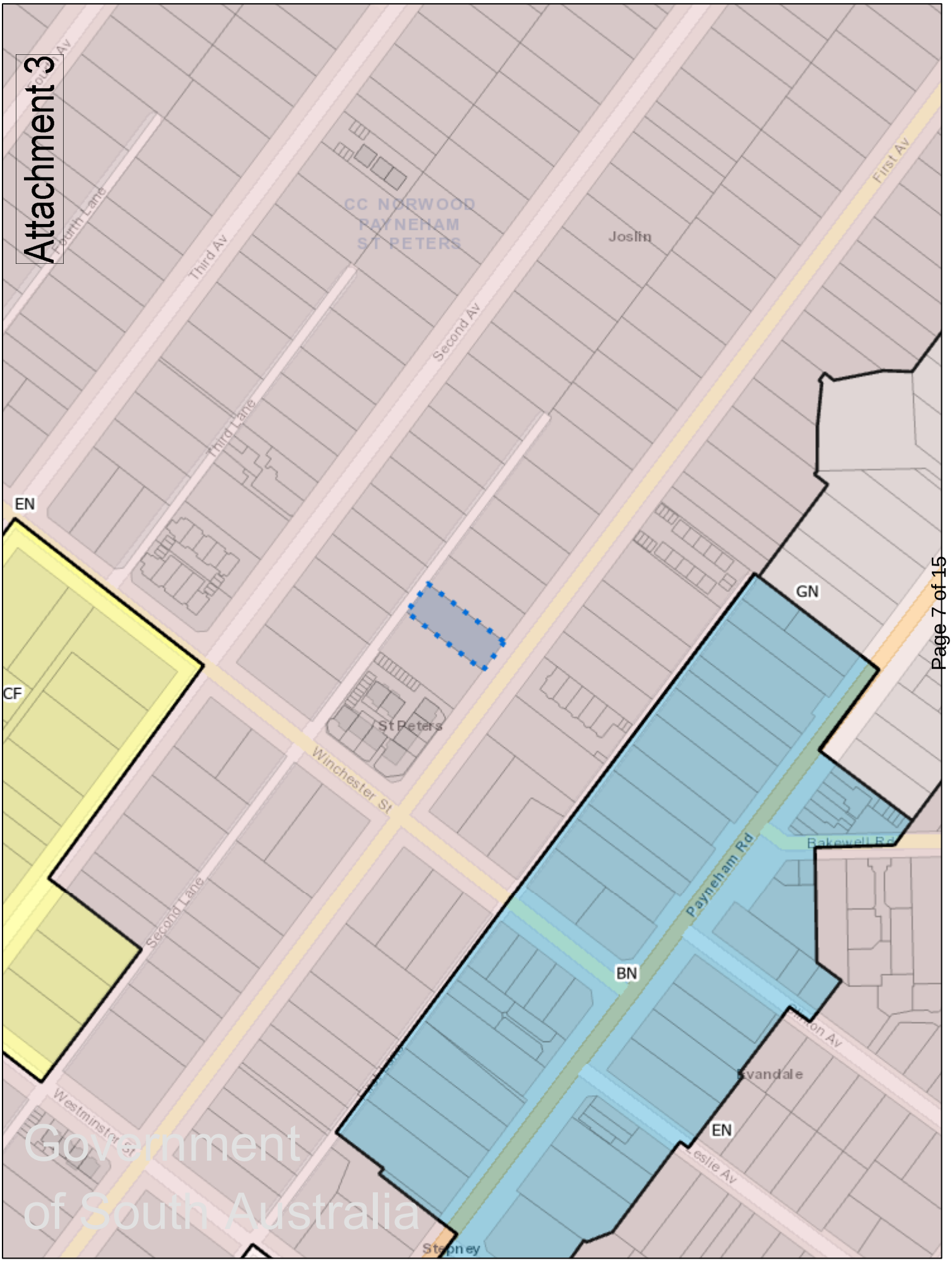
SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Date created:May 5, 2026

Government of South Australia
Department for Housing and Urban Development

Attachment 3



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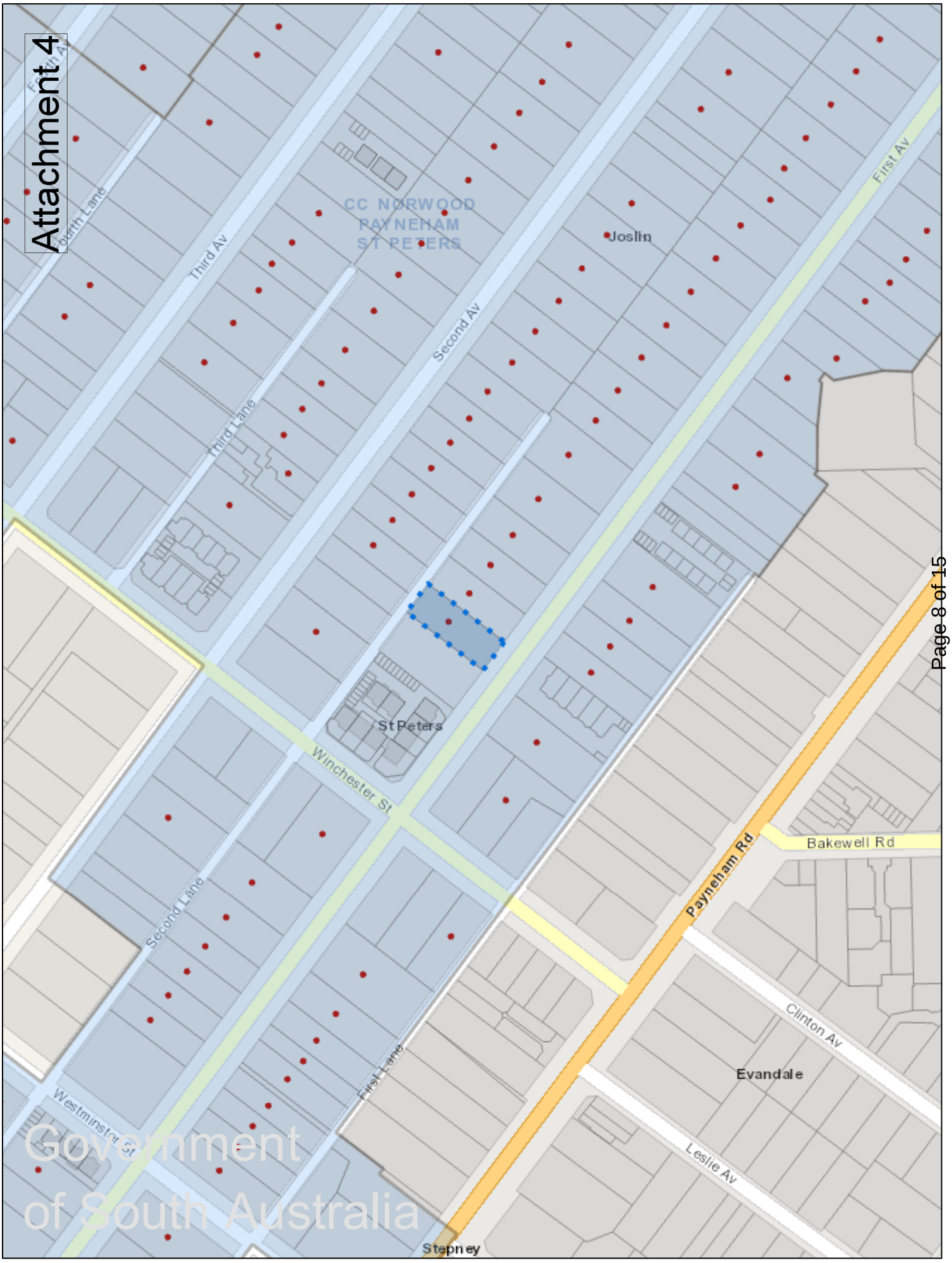
SAPPA Report

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Date created:May 5, 2026

Government of South Australia
Department for Housing and Urban Development

Attachment 4



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Details of Representations

Attachment 5

Application Summary

Application ID	25040629
Proposal	Two-storey dwelling addition, including associated alterations to the roof
Location	94 FIRST AV ST PETERS SA 5069

Representations

Representor 1 - Ralf Pirone

Name	Ralf Pirone
Address	
Submission Date	26/03/2026 02:31 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

We wish to lodge a formal representation regarding the proposed two-storey extension at 94 First Avenue, St Peters, will be directly affected by the proposed development. Our concerns relate to site coverage, height, visual bulk, overs character, and the impact on residential amenity, particularly given the Historic Area Overlay and Established Neighbo Planning and Design Code. Our presentation will be emailed to developmentassessment@npsp.sa.gov.au as discusse conversation. Also I have the entire application in the google doc below:
https://docs.google.com/document/d/1OBc0KaLogm23L_uJAeLzyPK0xXFcY0PfJeMcLdsSJuo/edit?tab=t.0

Attached Documents

Formal Representation – Development Application

94 First Avenue, St Peters SA 5069

To: Planning Department
City of Norwood Payneham & St Peters
From: Owners of 96 First Avenue, St Peters SA 5069

We wish to lodge a formal representation regarding the proposed two-storey extension at 94 First Avenue, St Peters, as adjoining property owners who will be directly affected by the proposed development.

Our concerns relate to site coverage, height, visual bulk, overshadowing, neighbourhood character, and the impact on residential amenity, particularly given the Historic Area Overlay and Established Neighbourhood Zone provisions under the Planning and Design Code.

---

1. Site Coverage

Based on the site dimensions of approximately 45.7m × 16.76m (approximately 766m²), and building footprints consisting of:

- Existing dwelling ≈ 322m²
- Existing garage ≈ 42m²
- Proposed extension ≈ 47m²

The total building footprint appears to be approximately **411m²**, which equates to approximately **54% site coverage**.

This appears to exceed the 50% site coverage guideline applicable within the Established Neighbourhood Zone and represents **overdevelopment of the site**. We request that Council confirm the total site coverage calculation including all existing and proposed structures.

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2. Height, Scale and Visual Bulk

The proposed extension has a height of approximately **6.6 metres** and exceeds the height of the existing roofline. The extension is two storeys and includes a gabled roof, which increases the overall visual bulk of the structure.

Importantly, our property at 96 First Avenue sits at a lower ground level than the development site. As a result, the **perceived height** of the development from our property will be significantly greater than the stated height, resulting in excessive visual bulk and a visually dominant structure when viewed from our private open space, pool area, decking and living areas.

The combination of height, roof form, and two-storey scale is not consistent with the prevailing pattern of development in First Avenue, where many extensions are designed with lower rooflines and flat or skillion roofs to reduce bulk and overshadowing.

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3. Overshadowing and Loss of Solar Access

The proposed upper-level extension extends approximately **9.4 metres in length** and is set approximately **3.5–4 metres from the shared boundary**, adjacent to our outdoor living areas, pool and garden.

Our main living area/private open space faces **south-west**, which is the primary direction for afternoon sunlight and outdoor use. The proposed two-storey extension will result in **significant overshadowing**, loss of visible sky, and reduced sunlight to our **private open space**, **pool area**, **garden**, and **habitable room windows**, particularly in the afternoon when outdoor amenity is most important.

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4. Loss of Residential Amenity, Outlook and Wellbeing

A key concern is the impact the development will have on our main living areas and outdoor space. Our home includes a **hexagonal, all-glass, light-filled dining and family room** with surrounding decking that was specifically designed to create a strong connection between the interior living space, the decking, and the garden.

The interior incorporates plants that connect visually and physically through to the decking and into the garden. The decking extends to an outdoor terracotta café table and sitting area to enable immersion into the garden space. This indoor–outdoor connection, access to natural light, and visibility of the sky are the central design features of our home and make a significant contribution to our residential amenity and wellbeing.

The kitchen area and dining/lounge area face **south-west** through floor to near-ceiling glass windows and currently have a clear view of the daytime sky and sunsets, with sunlight entering the home and outdoor living areas.

The proposed extension will **block the visible sky** from the dining room and decking area on this side of the house and will replace the current open outlook with a view of a **two-storey built structure**, significantly reducing natural light, outlook, and the sense of openness that currently exists.

Access to natural light, visible sky, and a usable garden environment are important components of residential amenity and wellbeing. The reduction in natural light, sky visibility and garden amenity will have a noticeable impact on the usability and enjoyment of both our indoor living spaces and private open space, and therefore represents a **significant loss of residential amenity**.

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5. Impact on Garden and Private Open Space

We have invested in and maintain a **rich, biodiverse garden** including native plants and citrus trees. The area adjacent to the boundary is the part of our property that receives the most sunlight and supports full sun and part sun plantings.

We are concerned that increased overshadowing from the proposed two-storey extension will result in loss of sunlight to this area, impacting the viability of established plants and reducing the usability and enjoyment of our private open space.

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6. Historic Area Overlay / Neighbourhood Character

St Peters is a Historic Area, and development should respect the character, scale, form and appearance of existing dwellings in the street.

The proposed extension, due to its:

- Two-storey height
- Gabled roof form
- Scale and bulk
- Roofline higher than the existing dwelling

does not appear to be consistent with the established character of the area or recent extensions in the street, many of which utilise lower rooflines and flat/skillion roof forms to minimise visual bulk and maintain neighbourhood character.

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7. Request for Overshadowing / Shadow Study

Given the height, length and two-storey nature of the proposed extension, and the fact that our property is located to the south-west of the proposed development and at a lower ground level, we are concerned about the extent of overshadowing to our private open space, pool area, garden and habitable room windows.

We respectfully request that Council require the applicant to provide a **sun shadow / overshadowing study (shadow diagrams)** to demonstrate the impact of the proposed development on our property, including impacts on private open space, habitable room windows, garden areas and pool area, so that overshadowing impacts can be properly assessed.

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8. Summary of Concerns

Our primary concerns are:

- Excessive **site coverage** (approx. 54%)
- Excessive **height** and **visual bulk**
- **Overshadowing** of private open space, pool and living areas
- **Loss of visible sky and outlook**
- Development not in keeping with **Historic Area character**
- **Visual dominance** due to two-storey scale and land level difference
- **Unreasonable loss of residential amenity**

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9. Request

We respectfully request that Council carefully assess the development against the Planning and Design Code, particularly in relation to site coverage, height, overshadowing, visual bulk, neighbourhood character, and impact on adjoining properties.

We also request that Council require the applicant to provide a sun shadow / overshadowing study to accurately demonstrate the impact of the proposed development on our property and private open space.

We request that Council consider **refusal or significant modification** to reduce height, bulk and overshadowing impacts and to ensure the development is consistent with the character and amenity expectations of the Established Neighbourhood Zone and Historic Area Overlay.

We also request to be kept informed of the assessment process and notified of any amendments and the final decision.

Below are supporting photos and comments.



Both houses have a 3.3m floor to gutter height.



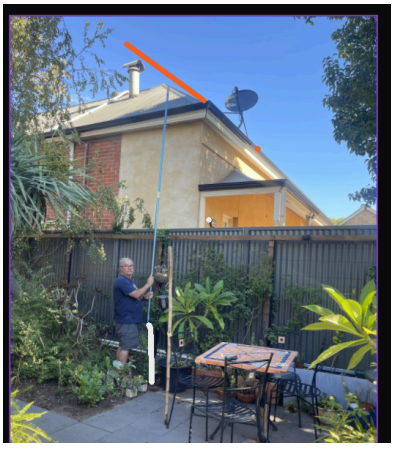
Photo showing that our house at 96 First Ave sits lower than 94 First Ave.



View from our back porch / decking currently.



View from back porch / decking with image representing the proposed extension.



I am holding up a 3.3m pole for reference. The bottom of the white line is our ground level and the top of the white line is the neighbours ground level – this is an approximation. The purpose is to demonstrate that the houses are at different levels.

The orange line is the extended perspective line to help estimate where the 3.3m height would be. This is approx.

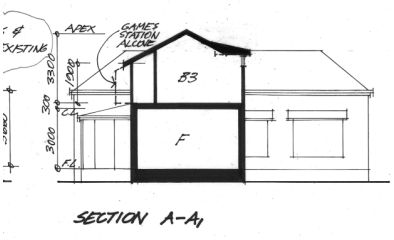


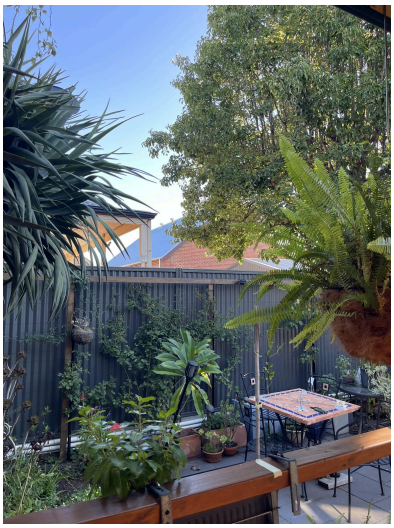
3.3 m pole showing height from floor line to gutter line. a. The height of the two storey extension is 6.6m (add another 3.3m to get the actual height)

b. The pole is off the ground level by approx 30 cm.

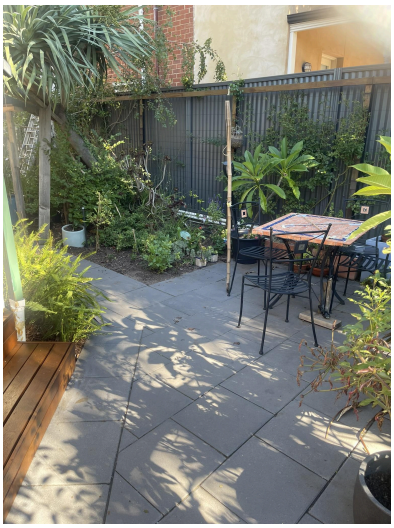
Imagine another 3.3m pole on top of the photo to the left and that will be the height of the extension.

See page 5 section A-A1





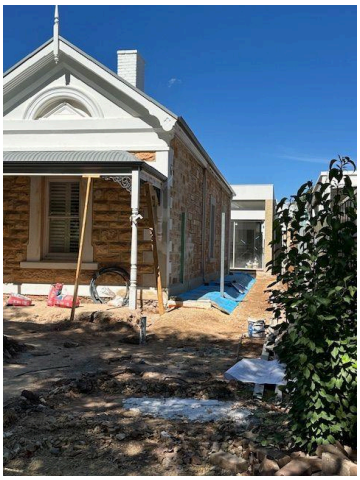
Plants to the left and right and outdoor living area that will be **impacted by extra shade**.



Garden bed to the left of the table.



View of the area that will be impacted by blocked visible **sky and outlook.**



This is an example of an extension currently being built at 87 First Ave that shows the flat roof line like other extensions on the street.



Another view of the garden and outdoor living area.



View from the pool looking west to the sunset will partially be blocked.

6. DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT

7. REVIEW OF ASSESSMENT MANAGER DECISIONS

8. ERD COURT APPEALS

9. OTHER BUSINESS
(Of an urgent nature only)

10. CONFIDENTIAL REPORTS

11. CLOSURE