

Mercy Education Limited trading as St Aloysius College

Demolition of an Existing School Building and Construction of a Multi-Level Primary School Building with associated illuminated signage.

53 Wakefield St Adelaide, 250 Victoria Sq Adelaide, 34 Angas St Adelaide and 48-60 Angas St Adelaide.

Development Application 24019790



OVERVIEW

DEVELOPMENT NO.:	24019790
APPLICANT:	Mercy Education Limited trading as St Aloysius College
ADDRESS:	53 WAKEFIELD ST ADELAIDE SA 5000 250 VICTORIA SQ ADELAIDE SA 5000 34 ANGAS ST ADELAIDE SA 5000 48-60 ANGAS ST ADELAIDE SA 5000
NATURE OF DEVELOPMENT:	Demolition of an Existing School Building and Construction of a Multi-Level Primary School Building with associated illuminated signage.
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • Capital City Overlays: <ul style="list-style-type: none"> • Regulated and Significant Tree • Affordable Housing • Building Near Airfields • Airport Building Heights (Regulated) • Design

	<ul style="list-style-type: none"> • Heritage Adjacency • Hazards (Flooding - Evidence Required) • Noise and Air Emissions • Prescribed Wells Area • State Heritage Place • Airport Building Heights (Regulated) • State Heritage Place <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 53m) • Maximum Building Height (Metres) (No prescribed height limit) • Concept Plan (Concept Plan 79 - Primary Pedestrian Area)
LODGEMENT DATE:	1 Aug 2024
RELEVANT AUTHORITY:	State Planning Commission
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.13 18/7/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Not required.
REFERRALS STATUTORY:	City of Adelaide Government Architect Minister responsible for the administration of the Heritage Places Act 1993
RECOMMENDING OFFICER:	Tegan Lewis - Senior Planning Officer
RECOMMENDATION:	Approve with conditions

CONTENTS:

APPENDIX

Appendix 1A – Relevant Planning and Design Code Policies

ATTACHMENT 1 – APPLICATION DOCUMENTATION

Attachment 1A – Planning Report and Response to Request for Mandatory Documentation by MasterPlan

Attachment 1B – Architectural Drawings by Grieve Gillett Architects

Attachment 1C – Landscape Concepts and Landscaping Works Plan by T.C.L

Attachment 1D – Civil and Stormwater Design Report and Plan by Matter

Attachment 1E – Acoustic Services Revision T1 Tender Report by Bestec

Attachment 1F – Heritage Impact Statement by Grieve Gillett Architects

Attachment 1G – Building Code of Australia Section J assessment by Bestec

Attachment 1H – Certificate of Title by Land Services South Australia

Attachment 1I – Site Plans by MasterPlan

Attachment 1J – Response to Government Architect by MasterPlan

Attachment 1K – Response to City of Adelaide 1 by MasterPlan

Attachment 1L – Response to City of Adelaide 2 by MasterPlan

ATTACHMENT 2 – REFERRAL AGENCY RESPONSES

Attachment 2A – Heritage SA Response
Attachment 2B – Government Architect Response 1
Attachment 2C – Government Architect Response 2
Attachment 2D - City of Adelaide Response 1
Attachment 2E – City of Adelaide Response 2
Attachment 2F – City of Adelaide Response 3

Attachment 3 – Maps

Attachment 3A –Map of Subject land, development site and State Heritage Places on the land.
Attachment 3B – Locality map.
Attachment 3C – Zoning map

EXECUTIVE SUMMARY

The application proposes to demolish an existing school building and construct a five-storey primary school building with associated illuminated signage.

There are no registered heritage interests in the buildings and structures scheduled to be demolished. However, since the State Heritage Place Overlay applies to the subject land, the proposed demolition qualifies as development.

The development is within the City of Adelaide and the total development cost exceeds \$10 million. This requires a decision by the State Planning Commission (Commission), which is delegated to the State Commission Assessment Panel (SCAP).

This application is classified as a performance-assessed form of development. Statutory referrals were issued to the City of Adelaide (Council) pursuant to Regulation 23 of the *Planning, Development and Infrastructure (General) Regulations 2017* (Regulations), Heritage SA (on behalf of the Minister responsible for administration of the Heritage Places Act 1993) and the Government Architect. Referral agencies did not object to the proposal.

Pursuant to Table 5 - Procedural Matters of the Urban Neighbourhood Zone, the application was not publicly notified as land adjacent to the site is not located in a neighbourhood-type zone as defined by the Planning and Design Code (Code) and the development does not comprise any demolition of a State or Local Heritage Place.

The proposal will maintain the use of an existing educational facility and results in a contemporary educational building designed to be sympathetic to its heritage context. It is considered that the proposed development meets the relevant provisions of the Code.

Therefore, it is recommended that Planning Consent be granted by the SCAP.

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for the demolition of various buildings and structures and the construction of a multi-level building at an existing educational facility.

Specifically, the proposal consists of the following:

- The demolition of
 - A three-storey primary school building referred to as the Dunlevie Building.
 - A portion of an elevated walkway connecting the Dunlevie Building to the Cunningham Memorial Chapel.
 - Existing pool fence, shade structure, and ancillary structures related to the pool.

There are no registered heritage interests in the building and structures to be demolished. However, as the State Heritage Place Overlay applies to the site, the demolition constitutes development.

- The construction of
 - A five-level primary school building comprising four learning levels and a rooftop level with sports court, barrier netting, outdoor play space, storerooms, cleaning store, and amenities (bathrooms).
 - Reconstructing a portion of the elevated walkway to be demolished.
 - Illuminated signage to the southern elevation of the proposed building.

Building Level is defined by Part 7 of the Planning and Design Code (the Code) as follows:

“Means that portion of a building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above it. It does not include any mezzanine or any building level having a floor that is located 1.5m or more below finished ground level”.

The development is therefore defined as a five-level building given the enclosed elements on the rooftop level.

The proposed development will not increase the number of students or staff.

The operating hours of the proposed building will be 8:00am until 5:00pm Monday to Friday, which is consistent with the existing hours.

There is no change to pedestrian or vehicle access to the school proposed.

The Architectural Drawings prepared by Grieve Gillett Architects are contained in **Attachment 1B**.

SUBJECT LAND & LOCALITY:

Subject land:

The subject land is the St Aloysius College campus, which is located within the Capital City Zone. The site fronts Wakefield Street to the north, Chancery Lane to the east and Angas Street to the south. It comprises 18 allotments, each with varying areas and depths. The technical description of each allotment is:

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000

Title ref.: CT 5243/410 **Plan Parcel:** F128721 AL1 **Council:** ADELAIDE CITY COUNCIL

Location reference: 250 VICTORIA SQ ADELAIDE SA 5000

Title ref.: CT 6172/126 **Plan Parcel:** C40109 FL50 **Council:** ADELAIDE CITY COUNCIL

Location reference: 34 ANGAS ST ADELAIDE SA 5000

Title ref.: CT 6181/901 **Plan Parcel:** D113190 AL27 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000

Title ref.: CT 6128/95 **Plan Parcel:** D13952 AL2 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000

Title ref.: CT 5780/759 **Plan Parcel:** F181500 AL658 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000

Title ref.: CT 5832/348 **Plan Parcel:** F181502 AL660 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000

Title ref.: CT 6128/96 **Plan Parcel:** F181503 AL661 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000
Title ref.: CT 6128/97 **Plan Parcel:** F181504 AL662 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000
Title ref.: CT 6128/98 **Plan Parcel:** F181505 AL663 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000
Title ref.: CT 5832/703 **Plan Parcel:** F181506 AL664 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000
Title ref.: CT 5832/701 **Plan Parcel:** F181507 AL665 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000
Title ref.: CT 5832/700 **Plan Parcel:** F181508 AL666 **Council:** ADELAIDE CITY COUNCIL

Location reference: 48-60 ANGAS ST ADELAIDE SA 5000
Title ref.: CT 5243/409 **Plan Parcel:** D13952 AL3 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000
Title ref.: CT 5808/7 **Plan Parcel:** F181538 AL696 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000
Title ref.: CT 5778/627 **Plan Parcel:** F181539 AL697 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000
Title ref.: CT 5897/291 **Plan Parcel:** F181540 AL698 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000
Title ref.: CT 6213/86 **Plan Parcel:** F181541 AL699 **Council:** ADELAIDE CITY COUNCIL

Location reference: 53 WAKEFIELD ST ADELAIDE SA 5000
Title ref.: CT 5855/800 **Plan Parcel:** F181530 AL688 **Council:** ADELAIDE CITY COUNCIL

The school buildings vary in height, construction eras, materials, and conditions, resulting in an eclectic architectural style throughout the campus.

A 3-metre-wide easement is registered on the western side of Allotment 27 and extends 52 metres into the allotment from Angas Street.

Lot 50 benefits from a Right of Way on foot over the adjacent land, Lot 3 in Deposited Plan 17208 owned by the Catholic Church Endowment Society Inc.

There are no Regulated or Significant trees on the subject site.

All student drop-off and pickup activities occur in the public domain. Pedestrian access to the school occurs via gateways from Wakefield Street, Chancery Lane, and Angas Street.

The proposed development is contained to the following two contiguous allotments:

- 34 Angas Street, Adelaide (allotment 27, CT 6181/901).
- 53 Wakefield Street, Adelaide (allotment 2, CT6128/95).

There are two (2) State Heritage Places on the development site, the Convent of Mercy and the Cunningham Memorial Chapel. Neither is proposed to be altered by the application. The subject land, development site and State Heritage Places on site are identified in Figure 1 below.

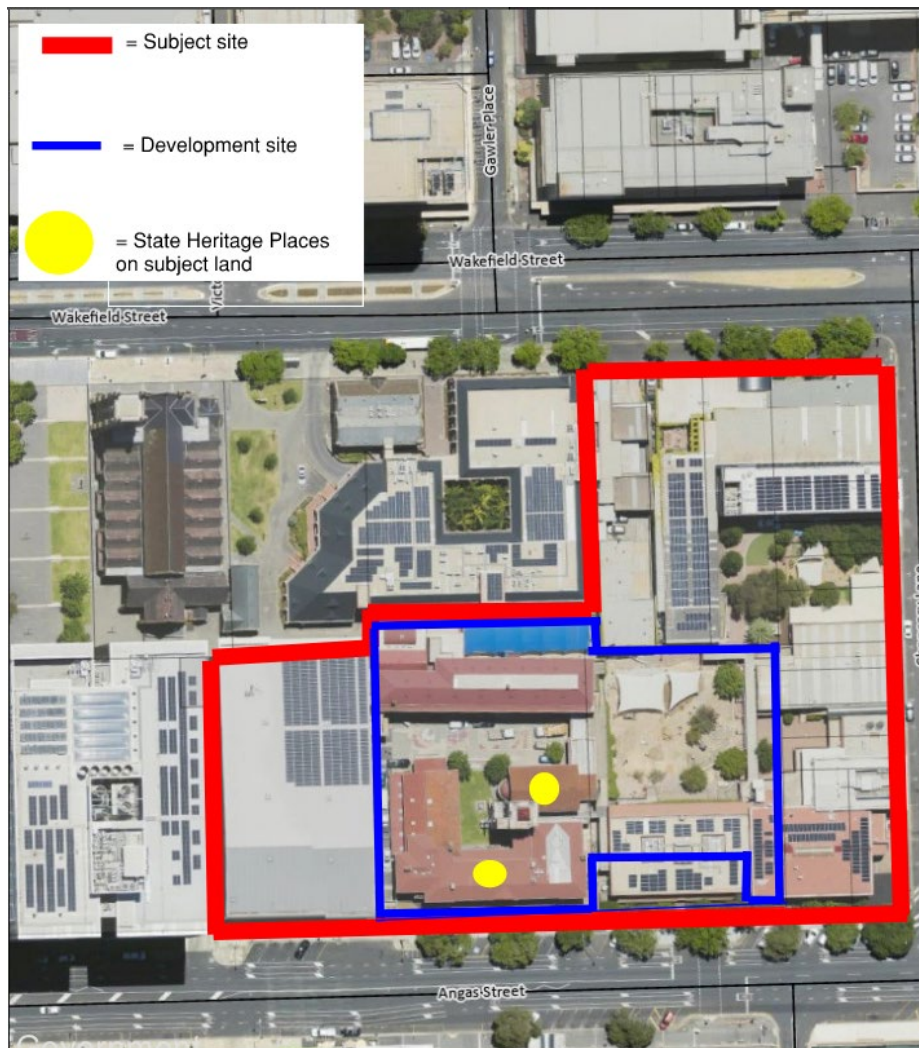


Figure 1: subject land, development site and State Heritage Places on the land (SAPPA)

Locality

The locality is diverse in use and scale. This diversity reflects the areas position within a broader metropolitan context, servicing both immediate and wider catchments. Notable establishments, such as the Adelaide Magistrates Court, Adelaide Arts Theatre, St Francis Xaviers Cathedral and the South Australian Metropolitan Fire Service headquarters sit in the locality and cater to an area beyond the immediate locality. Office buildings vary in operational scale, as evidenced by high-rise structures with larger operations and low-rise buildings with smaller businesses. There is one multi-storey residential building. There are several establishments that meet the daily needs of the residential and office worker populations. These include restaurants and indoor recreation facilities, such as a boxing gym.

Architectural styles in the locality are diverse, reflecting the historical evolution of the city. Several contemporary buildings feature glass-heavy facades and are typically high to mid-rise buildings. Other architectural styles present include Art Deco, Gothic Revival and Neoclassical Design.

Building setbacks from the street are consistent and minimal. Generally, buildings are positioned at the street boundary and have direct access to the public realm.

The diversity in the locality creates a visually engaging built environment that exudes a sense of liveliness during the traditional workweek.

The locality is defined by yellow rectangle in Figure 2. Zoning of the area is contained in Figure 3.

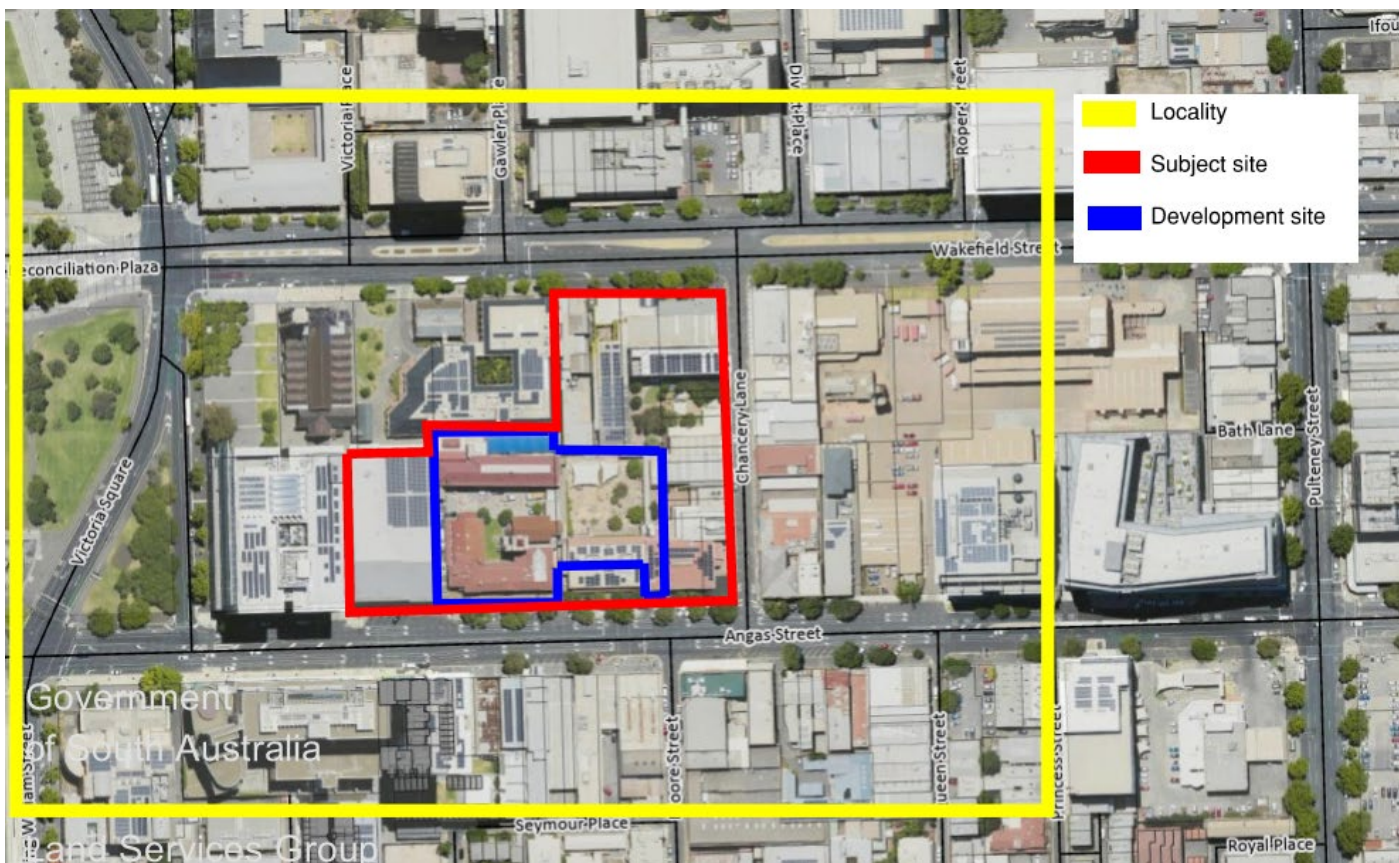


Figure 2: Locality map (SAPPA).

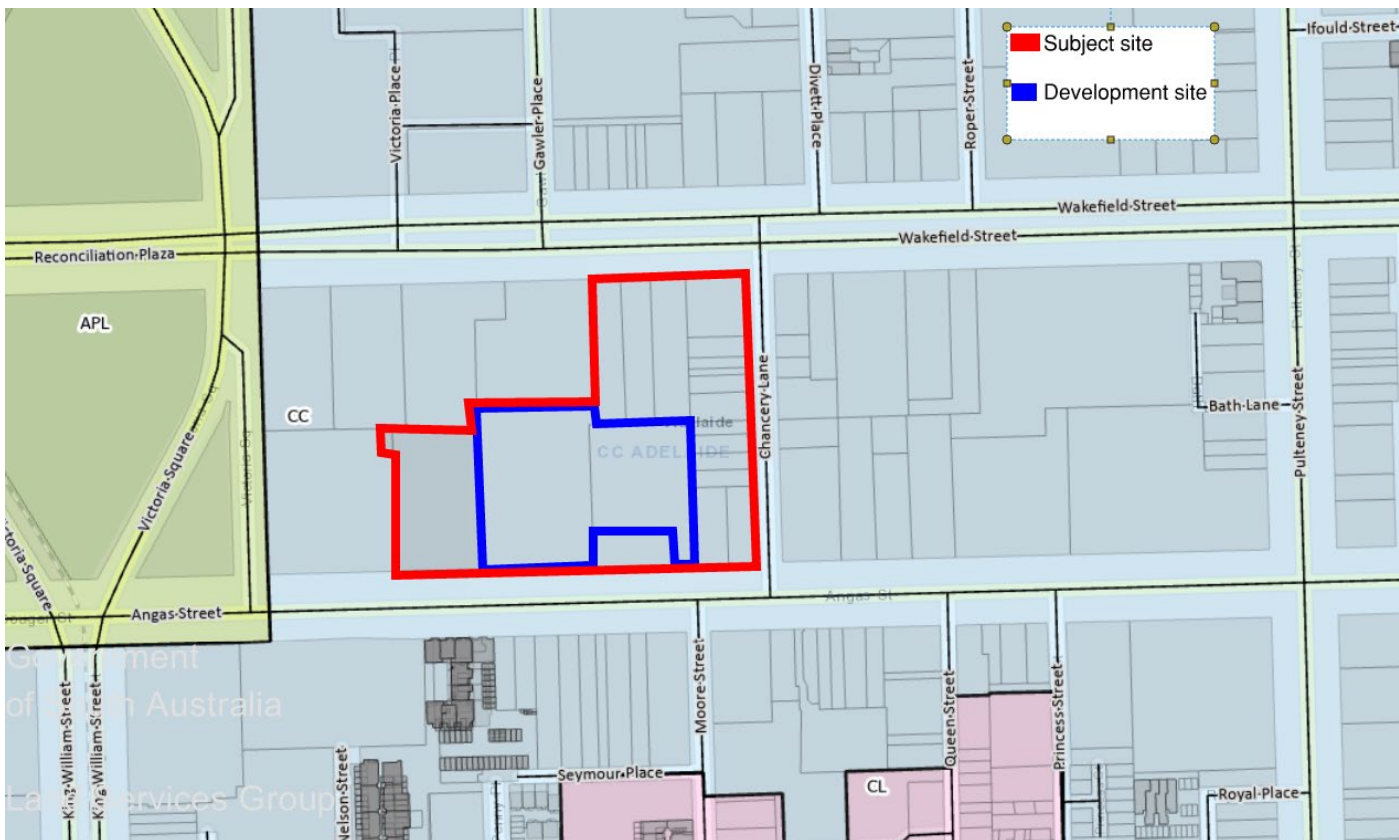


Figure 3: Zoning map (SAPPA)

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**

Educational facility: Code Assessed - Performance Assessed

Advertisement: Code Assessed - Performance Assessed

Demolition: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**

Code Assessed - Performance Assessed

- **REASON**

The Code does not prescribe the proposal Accepted, Deemed to Satisfy or Restricted in the Capital City Zone. The proposal has therefore been Performance Assessed.

PUBLIC NOTIFICATION

Clause 2(a) of Table 5 – Procedural Matters (PM) Notification excludes the development from the notification process as:

- The site of the development is not adjacent to land used for residential purposes in a neighbourhood-type zone; and
- The development does not comprise any demolition of a State or Local Heritage Place.

AGENCY REFERRALS

Referral Body	Function	Summary of Response
Minister Responsible for administration of the Heritage Places Act 1993 (Heritage SA) Regulation 41	Direction	No objection, with comments and various directed conditions and advisory notes
Government Architect Regulation 41	Advice	No objection, with recommendations regarding further exploration of opportunities to establish sustainability targets for the project and ensure ESD initiatives are integrated.
City of Adelaide Regulation 23(3)(b)	Advice	No objection, with comments and recommended conditions advisory notes related to stormwater management and boundary levels

PLANNING ASSESSMENT

Question of Seriously at Variance

Pursuant to section 107(2)(c) of the Planning, Development and Infrastructure Act 2016 (Act), development must not be granted planning consent if it is seriously at variance with the Code.

The classes of development proposed are:

- Demolition of a building with no registered heritage interest.
- A new building at an existing education facility; and
- Advertisements.

The development site is in the Capital City Zone (Zone), which seeks the Adelaide CBD to be the cultural and economic centre of South Australia. To achieve this, the Zone encourages high intensity developments, large-scale buildings and a mix of land uses. Educational facilities and advertisement are expressly envisioned as appropriate in the Zone, and the applicable Code provisions do not restrict the demolition of non-heritage buildings.

Given the above, the proposal is not considered to be seriously at variance with the Code, as relevant to section 107(2)(c) of the Act.

Planning and Design Code

Under section 107(2)(b) of the Act, performance assessed development is to be assessed on its merits against the Code.

The application has been assessed on its merits against the relevant provisions of the Code contained in **Appendix One**. The following is weighted consideration of the pertinent issues, having regard to the hierarchy of the relevant policies of the Code.

Land Use

The application proposes a new building at an existing education facility and associated advertising.

The proposal will not alter the existing use of the land, nor will it expand its operation capacity. As such, the use will continue to operate as per existing lawful use rights.

Further, Performance Outcome (PO) 1.1 of the Capital City Zone (Zone) seeks to create urban vibrancy by encouraging a mix of land uses. The companion Designated Performance Feature (DPF) guides development can occur as a singular or combination of uses, and expressly envisions an education facility and advertisements as appropriate.

The use of the land will not alter or expand and is explicitly anticipated in the Zone. The land use is appropriate.

Heritage

The State Heritage Place Overlay applies to the site as there are two (2) State Heritage Places on the development site, the Convent of Mercy and the Cunningham Memorial Chapel. The provisions of this overlay guide the presence and significance of a State Heritage Place is respected by any proposed development on the same land. The policy seeks to maintain views of a State Heritage Place from the public realm and that any new development is appropriately scaled, massed, detailed, expressed and set to ensure a respectful relationship between heritage items and contemporary structures (PO 1.1 to 1.7).

State Heritage Place Overlay PO 6.1 guides that State Heritage Places are not demolished unless specific circumstances apply.

Heritage SA have reviewed the proposal with their heritage expertise and have no objection, noting:

- The two State Heritage Places on the subject land are not physically impacted by the proposal.
- The building to be demolished did not greatly contribute to the significant cloistered setting of the State Heritage Places on the subject land.
- The architectural detail and material of the proposed development is compatible with the adjacent State Heritage Places.
- The presence of the State Heritage Places on Angas Street will not be compromised given the separation between the new work and the heritage items. The scale of the proposed development is therefore appropriate.

The detailed advice of Heritage SA is contained in **Attachment 2A**.

In light of above, the development does not compromise the heritage and cultural values of the State Heritage Places on the subject land and the relevant provisions of the State Heritage Overlay are met.

The Heritage Adjacency Overlay also applies to the site, as two (2) State Heritage Places; St Francis Xavier's Catholic Cathedral and Fennessey House Offices, sit on adjacent land to the subject site. The location of these State Heritage Places and the subject site is shown in Figure 4.

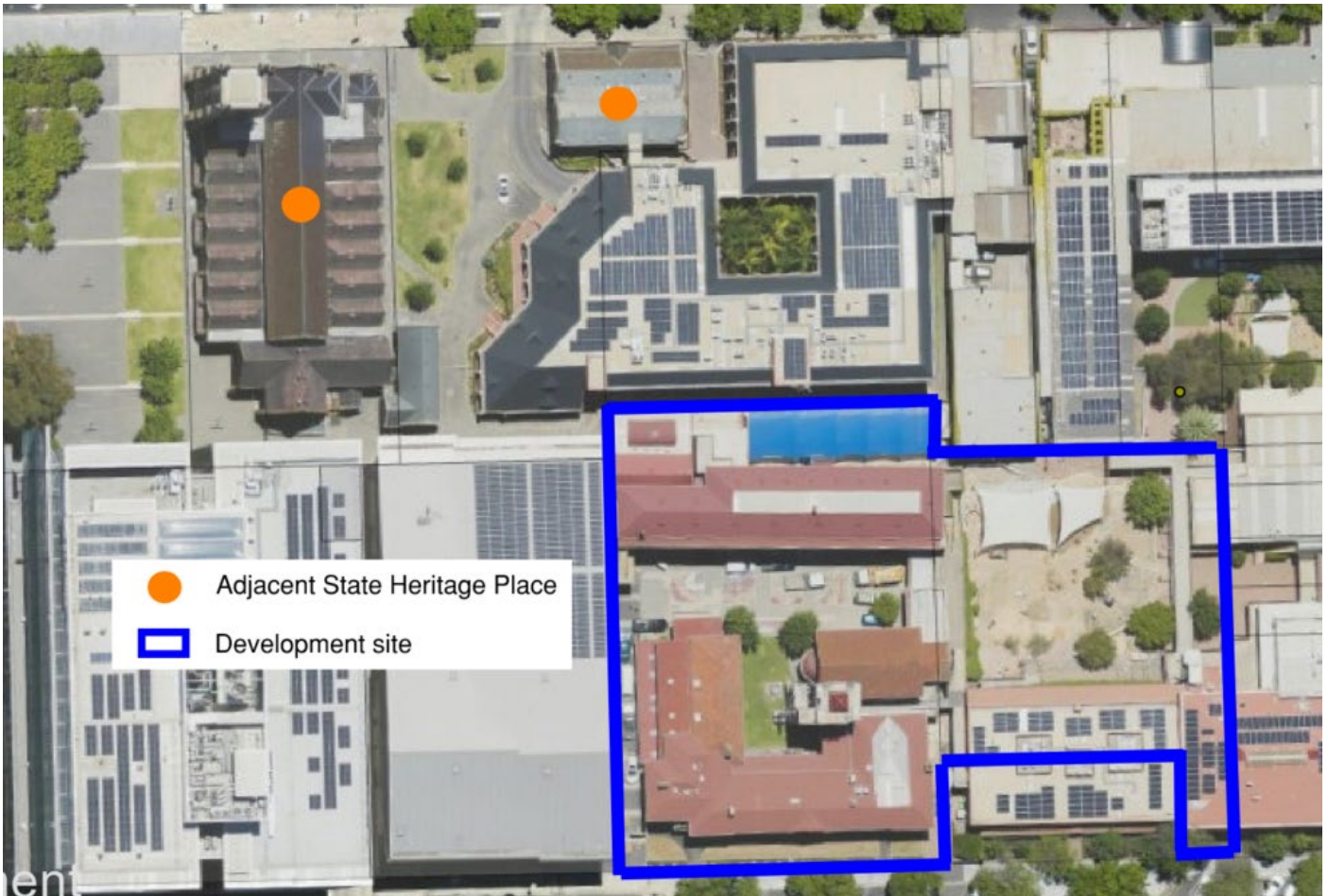


Figure 4: Location of Adjacent State Heritage Places in relation to development site (SAPPA)

The Heritage Adjacency Overlay guides development adjacent to a State Heritage or Local Heritage Place to be respectful in its interaction with and sensitively respond to the heritage items.

Heritage Adjacency Overlay PO 1.1 guides development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.

The proposed development is not considered to unreasonably impact the setting of St Francis Xavier's Catholic Cathedral or Fennessey House Offices. A break in the built form along Wakefield Street, combined with the proposed building height may mean the very top of the proposed building (Figure 5) sits in the backdrop of these places when looking southeast from Wakefield Street (Figure 6 and Figure 7). The proposed development being mid-rise, will sit lower than many of the notable high-rise buildings already within the background of these places (Figure 8). As such, the development will not unreasonably compromise the setting on these places.



Figure 5: Proposed building in Wakefield Streetscape (Grieve Gillet Architects).



Figure 6: Standing on Wakefield Street looking towards the southeast.

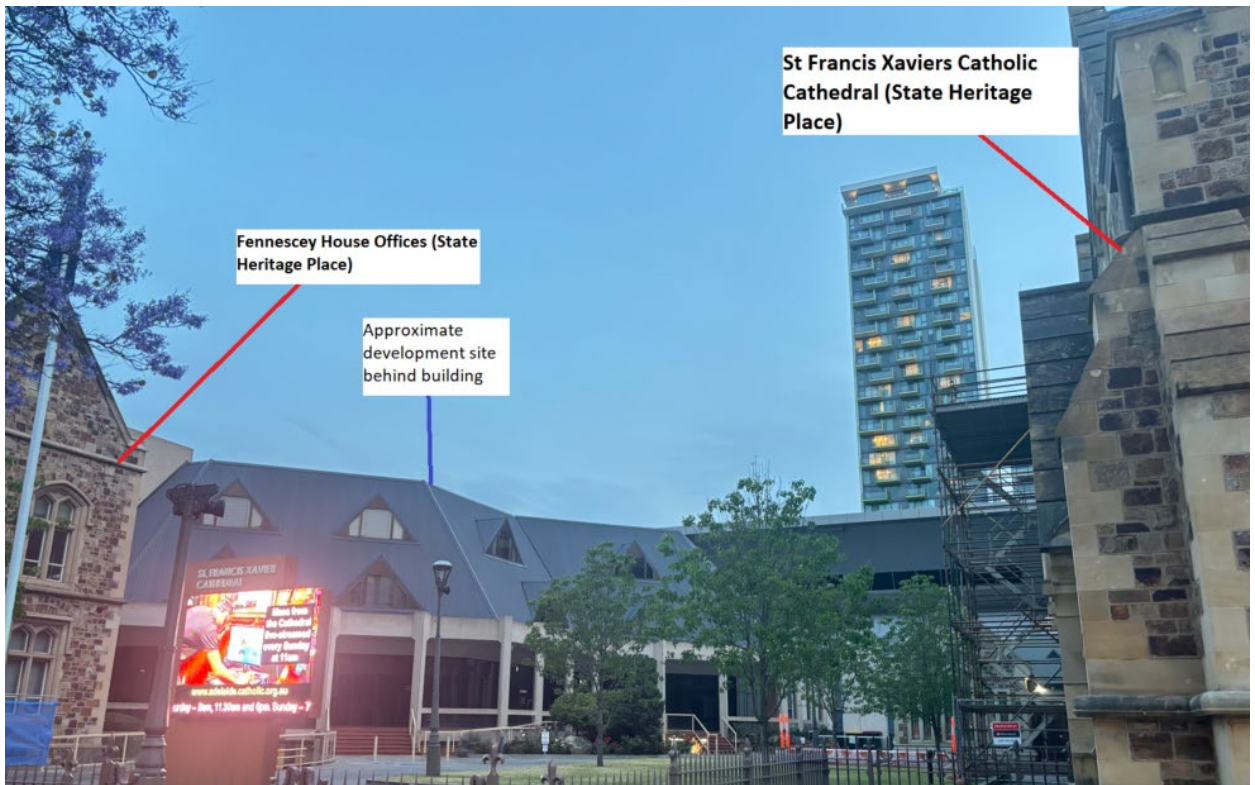


Figure 7: Figure 2 with additional notations for orientation.

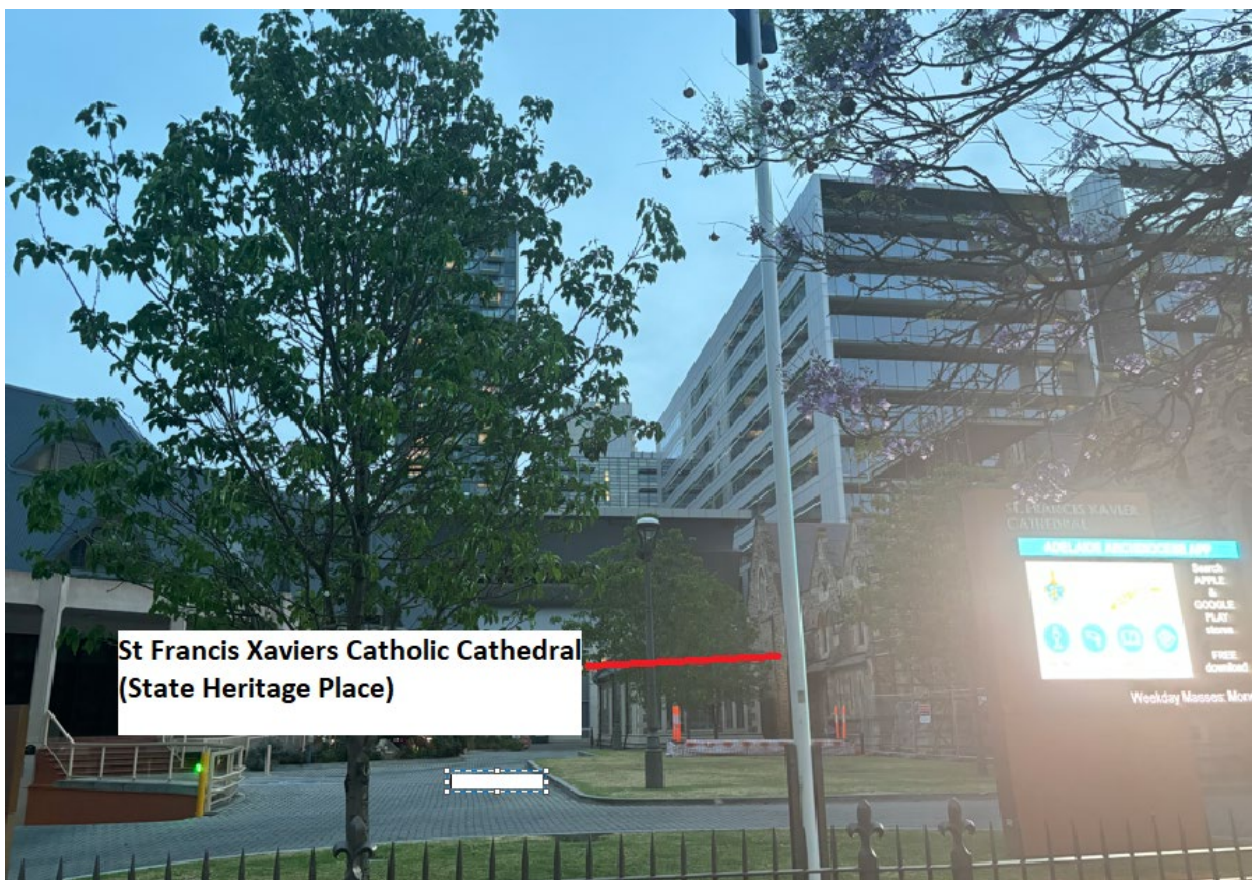


Figure 8: Highrise built form behind the adjacent State Heritage Places.

As such, the relevant provisions of the Heritage Adjacency Overlay are met.

Building Height

Airport Building Heights (Regulated) Overlay PO 1.1 guides the height of a building does not compromise aviation safety. DPF 1.1 establishes a maximum height of 110 metres AHD to fulfil the intent of the parent PO.

The maximum height of the development is 23.3 metres, when measured from finished ground level to the roof of the enclosed elements on the rooftop level. The proposed building height does not intrude into protected airspace.

Zone DO 2 guides development be a high intensity and large scale.

Zone PO 4.1 offers a level of flexibility, allowing the height of a development align with the numerical guideline outlined in the Technical and Numerical Variation (TNV) or positively respond to its local context and achieves the overarching intent of the Zone. The TNV is specified in DPF 4.1 as 53 metres or less.

Zone PO 4.2 provides guidance on the circumstances where over height development is deemed appropriate.

The proposed height falls significantly short of the numerical benchmark outlined in Zone DPF 4.1. Given the Zone's economic ambition and enthusiasm for high-rise and large-scale development, the assessment needs to consider if the proposed height achieves the overarching objective of the Zone.

Zone PO 4.3 acknowledges the scarcity of land within the CBD and encourages development aligns with the maximum height specified in DPF 4.1. The accompanying DPF (DPF 4.3) accepts that determining the optimal building height is more nuanced than a simple numerical assessment and outlines conditions under which a height reduction is appropriate. The DPF identifies a site that has a direct or neighbouring relationship with a heritage item as a situation where a reduced height is suitable.

The built environment on and surrounding the subject land includes places with heritage significance. As discussed in the heritage section of the report, the design response is suitable to this specific context. The proposed building height being significantly lower than the numerical guideline listed in DPF 4.1. is therefore appropriate as per Zone PO 4.3. Furthermore, the policy framework prioritises an appropriate response to heritage context than on strict adherence to a numerical expression for building height. Therefore, the lower height does not offend the intent of the Zone.

Revisiting Zone PO 4.1, it is essential to evaluate the proposed height in relation to the scale of surrounding buildings to ascertain if its contextually appropriate and this provision satisfied. To evaluate this, the relationship between the proposed building and the built form scale within the locality and respective streetscapes will be considered.

Building heights in the locality exhibit considerable variation, ranging from 2 to 30 storeys. This variation in height means there is not a typical or defining height for the area and reduces the impact of new development. The proposed building height sits within the height range for the locality. Attention then turns towards the implications of the proposed height on relevant streetscapes.

The visibility of the proposed building on the northern side of Angas Street is constrained by the street setback and the arrangement of the built form on the subject land. Nevertheless, a gap in the built form along the street means the proposal will make a modest visual contribution to the streetscape of Angas Street (Figure 9). To ensure that the building height is contextually appropriate, it is crucial for the structure to maintain a positive relationship with the adjacent buildings that frame its view from this street. The two adjacent buildings are five-storeys and two-storeys respectively. The provided streetscape elevation of Angas Street (Figure 10) demonstrates that the proposed building will sit in the backdrop of the 2 storey building and is setback by 48-metres. The set back is considered appropriate in this instance to mitigate the impact. In this context, the proposed height is an appropriate compromise between the 5 level and 2 level building on either side.

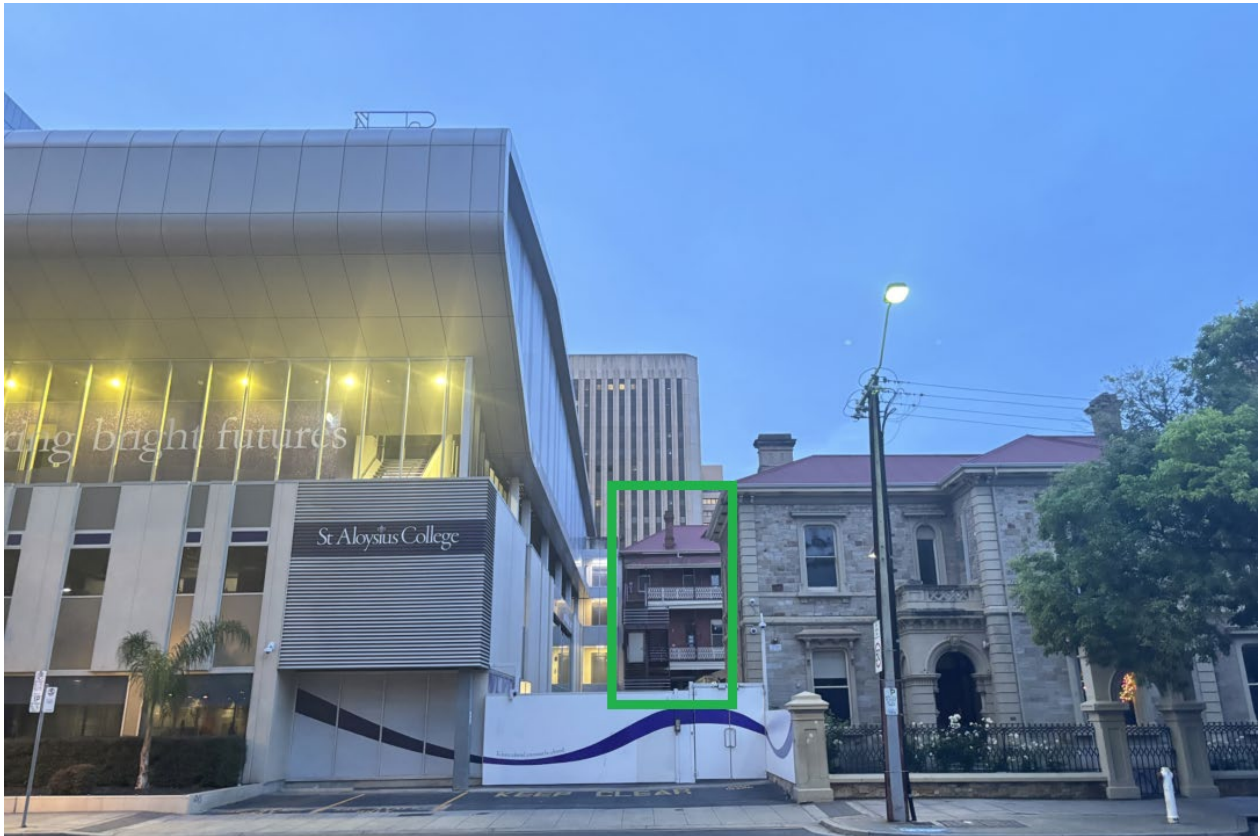


Figure 9 – Visibility of proposed building in Angas Street.

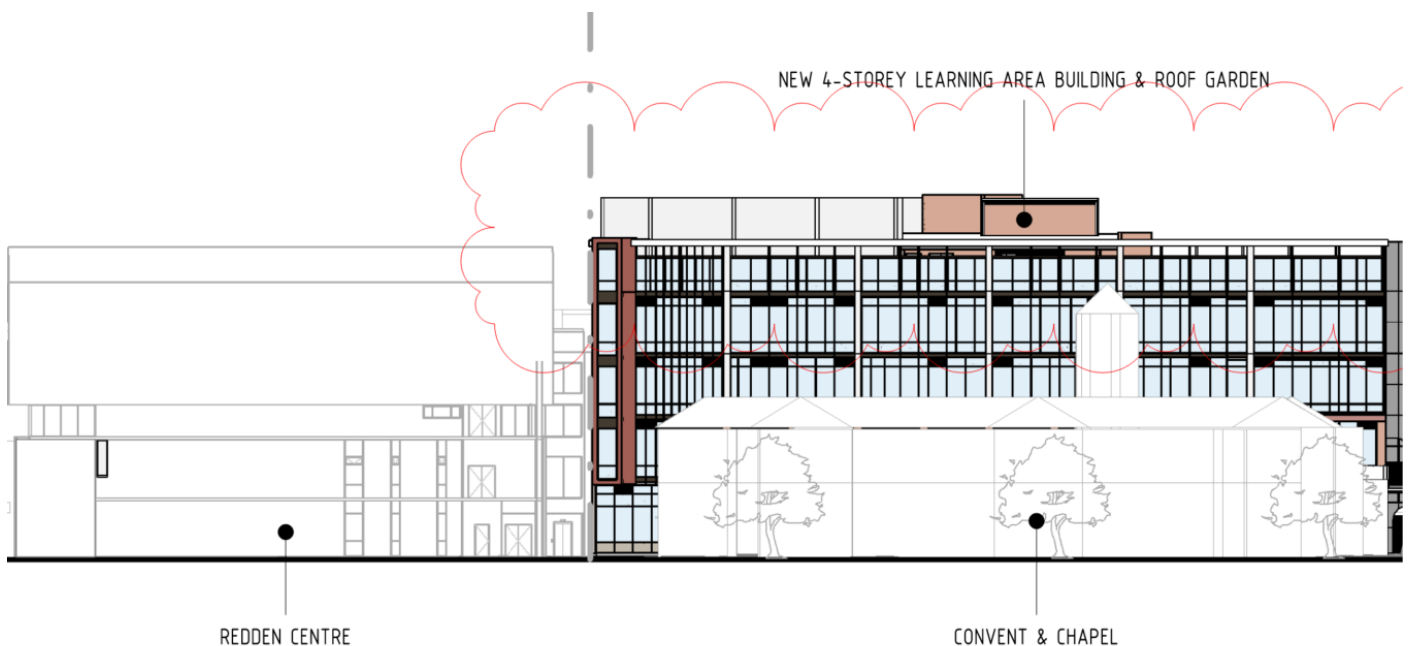


Figure 10: Two-dimension representation of Angas Street streetscape (Grieve Gillet Architects).

The influence of the proposed building height on the streetscapes of Wakefield Street and Chancery Lane, warrants consideration, as the building may rise above the height of surrounding buildings that interact with these streetscapes. Where the proposal will be visible in Wakefield Street, building heights range between 2 to 4 levels. Building heights on the western side of Chancery Lane range between 2 and 4 levels. Nevertheless, due to its setback from each street, the building will read as being of a comparable scale to existing buildings in each streetscape.

The proposed building height therefore positively contributes to the conditions of its local urban environment and accordingly satisfies Zone PO 4.1

The proposed building height is therefore deemed appropriate.

Design

The Code provisions acknowledge the importance of well-designed buildings and seeks a proposal deliver a building with individual design merit and compatible with the character of the streetscape.

Design Overlay DO 1 seeks development positively contributes to the built environment through high-quality design.

Design Overlay PO 1.1 guides medium to high-rise buildings demonstrate a commitment to high quality design.

GDP Design in Urban Areas PO 12.1, 12.3 and 12.5 similarly advocates for buildings that are contextually responsive, with a mass and scale that is refined to be visually appealing and well-articulated.

The proposed building design includes a brick podium design with archways to reflect the adjacent cloister surrounding the Chapel, curtain wall glazing on the southern, northern and eastern elevations, fibre cement sheet cladding and external stairs clad in perforated mesh metal and incorporating a steel arch with stainless steel mesh netting infill. These extend to the full height of the building.

The GA with their design expertise, reviewed the proposal to assist in the assessment. The GA has no objection to the proposal, and noted the positive aspects of the proposal to include the scale and design intent of the proposed multi-storey building reflects the scale, composition, form, and proportions of existing buildings on the school campus. Increasing the accessibility of the campus by removing uneven surfaces within the internal courtyard. The defined entry statement provides a clear and unique arrival experience, and the building base references the campus context through materiality and architectural expression. The development also improves the constrained amount of open space on the site by integrating outdoor spaces and vegetation into the built form.

The GA recommended further consideration be given to:

- The inclusion of a canopy over the pool to mitigate potential overlooking into the pool from adjoining buildings.
- Confirmation of the type of opening in the foyer and music room to ensure permeability of the ground floor, noting inconsistencies between the perspectives and elevations. As well as Clarification and confirmation of several external materials and finishes, noting inconsistencies between the elevations and perspective images. Discrepancies between the recommended construction materials and methods outlined in the Acoustic report and the elevation details were also noted.
- The materiality and detailing of the podium element (particularly the cloister) to achieve a high quality, fine grain and authentic outcome.
- The general robustness and durability of materials with an integral finish, including the compressed fibre cement sheeting at low level, to minimise potential damage and maintenance.
- The inclusion of natural ventilation solutions, integration of additional sustainability targets for the project, including reusing existing building materials and ESD initiatives to be integrated within all areas of the development.
- Confirmation of the location of plant rooms and proposed screening for the roof plant deck, and the location of the fire hydrant booster and any other ground mounted services.
- Confirmation of the planting schedule and soil depths to ensure chosen plants are appropriate to the conditions.

The detailed advice of the GA is found in **Attachment 2B**.

The proponent team did consider and respond to the GA recommendations. A summary of the response is below:

- The school intends to apply for a cantilevered canopy over the pool in the future. The proposal has been configured to accommodate such a development.
- There will be two large vertical folding doors proposed in front of the foyer and music room as per the elevation plans. Other inconsistencies across documentation package have been clarified or amended.
- The external materials selections have been made with consideration of longevity, low maintenance and accessibility requirements. Any areas that are difficult to access will be clad in a pre-finished material. Provision of a physical materials board could be supplied via condition. An updated Acoustic Services report reflecting amendments to building materials.
- The roof mounted services and plant equipment will be screened for aesthetic and acoustic purposes and location confirmed via updated plant level plan
- Request a condition be imposed on the planning consent requiring the provision of a detailed landscaping plan.
- A 20kw photovoltaic solar array has been included on the rooftop canopy.
- Red bricks from the demolition works will be salvaged for yet to be determined re-use.
- The building has been designed to meet the thermal comfort levels required by the National Construction Code.

The detailed response from the proponent team can be found in **Attachment 1J**.

The GA was generally satisfied with the proponent teams' response but noted that the design performance of the proposal could be enhanced by incorporating additional sustainability targets, ESD initiatives, and natural ventilation solutions. The updated response from the GA can be found in **Attachment 2C**.

The discussion above demonstrates that the proposal presents a design of architectural merit and is compatible with the character of buildings on the campus, thereby satisfying GDP Design in Urban Areas PO 12.1, 12.3 and 12.5. However, further consideration must be given to the proposal's sustainability performance to determine if the intent of Design Overlay PO 1.1 is met.

Ensuring the sustainable performance of a proposed development is also a theme in GDP – Design in Urban Areas PO 4.1 to 4.3. This framework emphasises that buildings should be sited, orientated, and designed to maximise sunlight access, and ventilation, minimise energy consumption, and incorporate climate responsive design features.

The proposal is challenged by the existing circumstances of the site. The siting of the proposed building has been informed by the space constraints on the site. The existing structures limit alternative siting arrangements that would maximise natural sunlight access into the proposed building. The siting of the building is therefore reasonable on balance and satisfies GDP – Design in Urban Areas PO 4.1.

A Building Code of Australia Section J Assessment, prepared by Bestec and found in **Attachment 1G**, demonstrates that the proposal meets the emission requirements for buildings and exceeds the mandated thermal comfort levels. The proposed building also incorporates a rooftop solar system and may reuse building materials from the building to be demolished.

It is acknowledged that improved sustainability targets, ESD initiatives and natural ventilation solutions would improve the environmental and design performance of the building. However, when considering the overall context, the proposed building demonstrates a quality design response that is:

- Sympathetic in form, scale and expression to its neighbouring heritage.
- A design that is suitable for a dense urban site.
- Using external materials which have longevity and are low maintenance.
- Inclusive of a roof top solar system.
- Improving the quality and amount of soft landscaping on the development site and accessibility within the subject site.
- Meets the Building Code of Australia Section J Assessment regarding building emissions and exceeds the requirements for thermal comfort.

On balance, the development is a quality design response appropriate to its context and reasonably satisfies the relevant provisions.

Zone PO 3.13 guides buildings to be designed to accommodate multiple uses to ensure developments are responsive to unpredictable and ongoing change. DPF 3.13 guides the ground floor of buildings to have a minimum floor to ceiling height of 3.5m.

The proposed building will have a floor to ceiling height of 4.9 metres at the ground level, which is consistent with the quantitative guideline listed in DPF 3.13 and indicates the ground floor could be adapted to accommodate a variety of uses. Even so, it is unlikely the building will need to adapt to an alternative use, given the nature of the existing use (school), configuration of the built form and the long-standing operation at the site. This provision therefore has a limited role to play in this assessment.

GPD – Design in Urban Areas PO 1.4 and 12.8 acknowledge building services play a key role in building function but seeks an aesthetically pleasing response to the public realm.

The roof plant and services are to be screened. The height of the screening is to be 2.25 metres which should shield view of the plant equipment from view. Accordingly, GPD – Design in Urban Areas PO 1.4 and 12.8 are achieved.

A holistic analysis of the design of the proposal demonstrates that it is a well-designed and functional building that is responsive to its heritage and constrained context, even though its sustainability performance could be improved.

Landscaping

A landscape concept plan and works plan prepared by T.C.L has been submitted with the application documentation (**Attachment 1C**). The documentation demonstrates that the landscaping of the development site will be enhanced, with new landscaping proposed along Redden Lane, within the internal courtyard, on the elevated walkway, as well as on the level one (1) balcony and rooftop level of the proposed building. The proponent team has confirmed:

- All garden beds on the ground floor are in-ground to provide deep root planting zones.
- All planters on the roof have a minimum depth of 600 millimetres.
- The location of garden beds on the ground floor has been chosen to maximise sun exposure.
- Planting selections will consist of Mediterranean species.

GDP – Design in Urban Areas PO 3.1 and PO 13.2 to 13.3 seeks functional areas of soft landscaping into developments for environmental benefits and to soften the built form from the public realm. However, these provisions conflict with the Zone intent. The Zone promotes high-rise buildings with minimal setbacks and encourages direct and clear interaction between public and private realms. To put simply, the built form sought by the Zone is likely to present extremely challenging growing conditions, a tree is unlikely to offset the visual scale of a 53-metre-tall building and dense, tall landscaping forward of a building may compromise street safety. Further, the built-form character of the locality is densely packed, resulting in expansive areas of impervious surface. This environment presents challenging growing conditions for trees. As such, the landscaping provisions are not considered to play a significant role in this assessment. The proposed landscaping does offer functional benefit to the school, in that it will enhance the well-being of students and contribute to a positive first impression. As such, provision of a detailed landscaping plan, demonstrating specific species, locations, numbers and mature heights is required via Reserved Matter, with the reasonable expectation that on-site landscaping will be appropriate.

Advertisements

Signage is an expected form of development in the Capital City Zone, as previously discussed in the land use section of this report. This section will evaluate the visual impact of the proposed advertisement on the built environment.

Zone PO 8.1 aims to minimise visual pollution in the public realm by ensuring that advertisements on private land are restrained and contribute to a cohesive design strategy for the land.

GDP – Advertisements PO 1.1 requires that advertisements should complement the design intent of their associated buildings rather than overpower. The accompanying DPF provides guidance on various scenarios that demonstrate successful integration into building design.

GDP – Advertisements PO 1.5 guides advertisements are of a scale and size appropriate to the character of the locality.

GDP – Advertisements PO 2.3 guides advertisements attached to buildings should be subordinate and not visually dominate the built form.

GDP – Advertisements PO 3.1 guides signage relate to the land use.

The proposal designates a rectangular strip on the southern façade of the multi-storey building for illuminated signage. This signage will be visible from Angas Road and will be associated with the use of the land. The detailed design has yet to be finalised but will likely feature the school emblem and building name. The proposed advertisements are restrained in scale, incorporated into the building design, aligned with the use and consistent with the schools existing branding. Nonetheless, a Reserved Matter has been proposed, which if planning consent is granted, will require the provision of a detailed design.

GDP – Advertisements PO 4.1 guides light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.

A light assessment has not been submitted in support of the proposal. It has therefore been suggested that provision of a light assessment is a reserved matter, if planning consent is granted.

GDP – Advertisements PO 1.2 to 1.4, PO 2.1 to 2.2 and PO 5.1 to 5.6 are not relevant to this assessment.

Flood mitigation and water run-off management

Hazards (Flooding – Evidence Required) Overlay PO 1.1 guides development is sited, designed and constructed to minimise the risk of entry of potential floodwater where the entry of flood waters is likely to result in undue damage or compromise ongoing activities within buildings. The companion DPF guides buildings have a finished floor level at least 300mm above the highest point of the kerb of the primary street.

The proposed finished flood level of the building is 45.550. The section of Angas Street in front of the development site has a kerb height of 45.16. The finished floor level of the proposed development is more

than 300mm above the highest point of the kerb, which should minimise the risk of potential floodwater damaging the building. Accordingly, PO 1.1 is satisfied.

GDP – Design in Urban Areas PO 5.1 seeks development is sited and designed to maintain natural hydrological systems without negatively impacting the quantity, quality or directional flow of surface water and groundwater. Ensuring the quality of water runoff from a site is also empathised in GDP – Design in Urban Areas PO 42.1 to 42.3.

A Stormwater Design Report and Civil Drawing prepared by Matter Consulting (**Attachment 1D**) was submitted in support of the development. The stormwater management package demonstrates that stormwater runoff will be directed to Angas Street via gravity flow. To ensure effective management, a condition has been proposed that, if planning consent is granted, will require stormwater runoff from the surface areas of the development to be collected and discharged by gravity to the existing site drainage system. It is acknowledged that the condition of the existing drainage system is unknown prior to the demolition works; therefore, the condition of the existing drainage systems is proposed to be a Reserved Matter.

Accordingly, surface and stormwater runoff from the proposed development should be effectively managed without negatively impact the quality, quantity or directional flow.

Noise Interface

GPD - Interface between land uses DO 1 guides development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

GPD - Interface between land uses PO 4.1 guides development that emits noise does not unreasonably impact the amenity of sensitive receivers.

The school is an established use, limited to daytime hours and is envisioned within the Zone. The site is situated in a bustling urban soundscape. The operation of the school, along with any noise associated (school bell) is not considered to compromise the amenity of nearby sensitive receivers.

GPD – Interface between land uses PO 4.2 guides plant equipment and outdoor workspaces and the like are designed to not unreasonably impact the amenity of adjacent sensitive receivers.

GPD – Interface between land uses PO 4.3 guides Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool are positioned and/or housed to not cause unreasonable nuisance to adjacent sensitive receivers.

Noise emanating from the roof mechanical services on the proposed building does require an assessment to determine the potential impact to sensitive receivers. The Acoustic Services report prepared by Bestec and found in **Attachment 1E**, demonstrates that noise associated with the roof mechanical services will fall within the tolerance for daytime noise levels in a Capital City Zone. The report makes the following recommendations to control mechanical noise levels:

- Acoustic louvers with specified minimum attenuation around the condensers serving the development to the outdoor learning area and sports court. The Planning Consultant has confirmed the screening system to be is the Monkeytoe screening system, HushMonkey Louvre-Look Acoustic Barrier.
- Condensing units to be installed on neoprene vibration isolation mounts with minimum static deflection of 8mm.

Specific details and selections of the fire service equipment were not available and will require further assessment to ensure the proposed development satisfies the Environmental Protection (Commercial and

Instructional Noise) Policy criteria. For this assessment, a similar project and assumed noise levels used. On these assumptions, the following recommendations to control noise from fire service equipment levels:

- The fire pump diesel engine will require colling intake and discharge openings as well as exhaust mufflers.
- The fire pump should be suspended on seismically restrained vibration spring isolators with minimum static deflection of 50mm.
- The connection between the fire pump and any pipes should be via flexible connection.
- The fire pump room would require minimum 5m² of NRC0.9 acoustic panels/ tiles internally to reduce the reverberation buildup noise.

Once the details and selections are available, this assessment will need to be revised.

Subject to conditions, it is considered that the proposed development will satisfy PO 4.1 to 4.3.

Pedestrian movement

Zone PO 6.1 guides movement within and to the city should be emphasised and pedestrian and cyclist movement specifically prioritised.

It is acknowledged that the arrival and departure of the student population is concentrated to specific times, resulting in traffic congestion and compromising the movement within a city. Ensuring the school is well connected into the broader movement network is therefore essential to achieve Zone PO 6.1.

An additional access point for emergency egress is proposed by extending the current Right of Way on foot to also benefit Lot 27 (34 Angas Street). This is a positive safety measure for the school to employ but doesn't speak to the intended purpose of Zone PO 6.1. Otherwise, the proposal does not alter the general connectivity of the site into the broader network as no additional access points are proposed for the day-to-day use of the student population. On balance, this is reasonable as the proposal doesn't increase student numbers.

Zone PO 9.1 guides development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 of the Code. Concept Plan 79 Primary Pedestrian Area 79 (Concept Plan) applies to this site and identifies existing and proposed pedestrian links in the city (Figure 11). The Concept plan notes an existing link for pedestrians over the site, which connects Angas and Wakefield Streets.

Public movement through this link is currently restricted by a gate. The proposal will not alter this circumstance. Further, the identified link runs through the interior of the site. If the development were to establish a public connection between Wakefield and Angas Streets, it would divide the school campus. Given the sensitivity of the land use, this is not an outcome that should be sought. Zone PO 9.1 therefore does not have a significant role to play in this assessment.



Figure 11: Concept Plan 79 Primary Pedestrian Area 79 (The Code)

Clearance from Overhead Powerlines

The applicant has declared that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to regulations prescribed for the purposes of section 86 of the Electricity Act 1996. GDP – Clearance from Overhead Powerlines PO 1.1 is satisfied.

Site Contamination

The application does not propose a change in use. GDP – Site contamination PO 1.1 does not apply.

Building Near Airfields Overlay

The subject site is adequately separated from the runway and take-off landing facilities for the development to not pose a safety hazard to aircraft flight movement (Building Near Airfields Overlay PO 1.3).

Building Near Airfields Overlay PO 1.1 will be considered when the final design of signage is provided.

Prescribed Wells Area Overlay

The subject site is connected to mains water, which is a lawful, sustainable and reliable water supply. Accordingly, PO 1.1 is satisfied.

Other matters

Many of the Overlay, Zone and General Development Policies (GDP) - Design in Urban Areas PO's do not apply as:

- The development does not have a direct streetscape presence or boundary wall (Zone PO 3.1 to 3.3, PO 3.5 to 3.7 and PO 3.10 and GDP - Design in Urban Areas PO 1.2 to 1.3, PO 2.1 to 2.5 and PO 12.2, 12.4, 12.6 to 12.7 and PO 13.1).
- The development does not propose a change in use (Zone PO 1.2).
- The development is not north of the City Main Street Zone (Zone PO 3.12).
- The development is not located on a Terrace (Zone PO 3.4) or front a Square (Zone PO 3.8 to 3.10).
- The development will not alter vehicle access or the school car parking arrangement (Zone PO 7.1 to 7.2 and GDP PO 7.1 to 7.7).
- The development does not result in any work to the public realm (Zone PO 10.1)
- The development will not occur on sloping land or alter the natural topography (GDP PO 8.1 to 8.5).
- The development does not require new fencing or retaining walls (GDP PO 9.1 to 9.2)
- The development does not have an interface with residential uses in the City Living Zone or result in direct overlooking to residential uses in a neighbourhood type zone (Zone PO 5.1 to 5.2 and GDP PO 10.1 to and PO 16.1).
- The proposed development does not alter the existing waste management practices of the school (GDP PO 1.5, PO 11.1 to 11.5).
- The development does not include sensitive receivers or affordable housing (Noise and Air Emissions Overlay and Affordable Housing Overlay).

The City of Adelaide expressed concern regarding the potential for conflicts between vehicles and pedestrians on Redden Lane, as the landscaping strategy designates this area primarily for pedestrian use. The proponent team clarified:

- The width of the laneway would be 3.5 metres following landscaping improvements, which is wide enough for a car to travel.
- Public vehicle access to Redden Lane would be prohibited. Vehicles would be restricted to service and emergency vehicles only.
- Vehicle movements along Redden Lane will be haphazard, low speed manoeuvres and managed by the school administration.
- Access to the lane for school pupils will be restricted when vehicles are in Redden Lane.

As Redden Lane is not a public street, does not serve as a throughfare for vehicles to a lawful car park, and does not change in function because of the proposal, this concern is not relevant to the assessment of the proposal.

CONCLUSION

The proposed development will preserve the existing educational use while modernising the facilities. It is considered that the proposed development reasonably adheres to the relevant provisions of the Code, as the development:

- Does not demolish a State Heritage Place (satisfying State Heritage Overlay PO 6.1).

- Is an appropriate height (satisfying Airport Building Heights (Regulated) Overlay PO 1.1, Zone PO 4.1 and 4.3).
- Showcases an architectural expression that a quality design, sympathetic and responsive to the heritage context and satisfies minimum requirements for building emissions and exceeds thermal performance. (satisfying State Heritage Place Overlay PO 1.1 to 1.7, Design Overlay PO 1.1, GDP Design in Urban Areas PO 12.1, 12.3 and 12.5).
- Manages stormwater and noise interface impacts (satisfying GDP – Design in Urban Areas PO 5.1 and 42.1 to 43.3, and GDP - Interface between land uses PO 4.1).
- Mitigates potential flood risk by having a finished floor level 300mm above top of kerb (Hazards (Flooding – Evidence Required) Overlay PO 1.1).
- Enhances the landscaping strategy on an otherwise space-constrained site (GDP – Design in Urban Areas PO 3.1 and PO 13.2 to 13.3).

Considering the above discussion, it is concluded that the proposed development is not seriously at variance with the Planning and Design Code and demonstrates sufficient merit to warrant granting of Planning Consent.

RECOMMENDATION

It is recommended that the SCAP 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 24019790, by Mercy Education Limited trading as St Aloysius College is granted Planning Consent subject to the following reserved matters and conditions:

RESERVED MATTERS

1. Reserved Matter – Advertising

The applicant shall submit a detailed design of the proposed advertising, including illumination method and conformity with Australian Standard 4282-1997.

2. Reserved Matter – Landscaping

The applicant shall submit a final working Landscape Plan for approval, that includes all the following:

- Final location and number for all proposed landscaping, comprising trees, shrubs and groundcovers.
- Final nominated species to be used, noting species shall be suited to the local conditions.
- Mature heights of landscaped areas be provided.

3. Reserved Matter – Materials

The applicant shall submit a final detailed Schedule of high quality and durable external materials and integral finishes and a physical samples board, including a sample of the Monkeytoe screening in consultation with the Government Architect.

4. Reserve Matter – Acoustic Report

The applicant is to provide an updated acoustic assessment as part of the detailed design phase, to ensure that the desired noise attenuation levels are achieved, pursuant to the Environment Protection (Commercial and Industrial) Noise Policy 2023.

CONDITIONS

Planning Consent

1. The development authorisation granted herein shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).
2. All stormwater run-off from surface areas of the development including awnings must be collected in a system of gutters, pits and pipelines and discharged, via any detention and/or water retention reuse tanks, by gravity to the existing site drainage system and comply with requirements of the National Construction Code, AS3500.3, SA Water Sensitive Urban Design Policy and Planning Consent documentation. Any existing component of the stormwater system that is to be retained must be checked and certified by a Licensed Plumber or qualified practising Civil Engineer to be in good condition and operating satisfactorily.

Conditions imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act

3. Making good works to the external wall of the chapel building, where the abutting walkway and wall are to be demolished, are to be confirmed, to the satisfaction of Heritage SA, of the Department for Environment and Water, prior to commencement of construction.

ADVISORY NOTES

Planning Consent

1. The approved development must be substantially commenced within 24 months of the date of Development Approval and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.
2. This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the Relevant Authority).
3. No works, including site works can commence until a Development Approval has been granted.
4. Advisory Notes imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act

Please note the following requirements of the Aboriginal Heritage Act 1988.

(a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the Aboriginal Heritage Act 1988.

5. Please note the following requirements of the Heritage Places Act 1993.

(a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.

(b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

6. If landscape works extend to Angas Street boundary, the finished floor level at the boundary of the site shall match the existing back of footpath levels.

OFFICER MAKING RECOMMENDATION

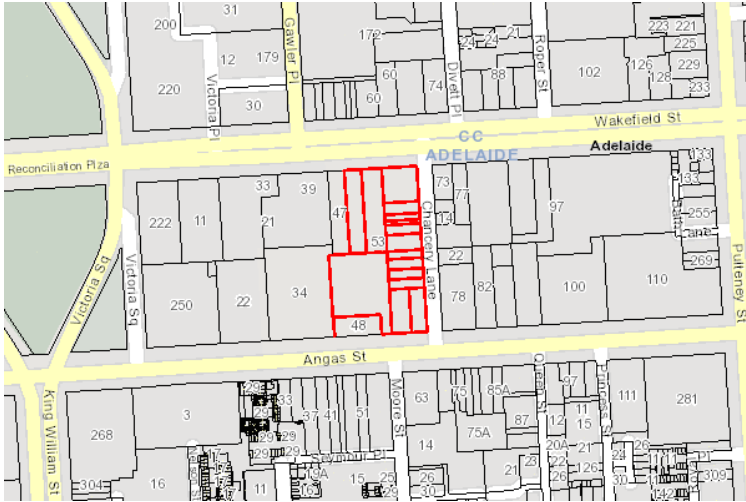
Name: Tegan Lewis

Title: Senior Planning Officer

Date: 15/11/2024

Address: 53 WAKEFIELD ST ADELAIDE SA 5000

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



Property Zoning Details

Zone

Capital City

Overlay

Airport Building Heights (Regulated) (All structures over 110 metres AHD)
 Airport Building Heights (Regulated) (All structures over 120 metres AHD)
 Affordable Housing
 Building Near Airfields
 Design
 Heritage Adjacency
 Hazards (Flooding - Evidence Required)
 Noise and Air Emissions
 Prescribed Wells Area
 Regulated and Significant Tree
 State Heritage Place (1362)

Local Variation (TNV)

Maximum Building Height (Metres) (Maximum building height is 53m)

Development Pathways

■ Capital City

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
- Fence and retaining wall structure
- Partial demolition of a building or structure
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Temporary public service depot
- 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.

- Consulting room

- Office
- 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
- Consulting room
- Demolition
- Dwelling
- 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

Capital City Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A zone that is the economic and cultural focus of the state supporting a range of residential, employment, community, educational, innovation, recreational, tourism and entertainment facilities generating opportunities for population and employment growth.
DO 2	High intensity and large- scale development with high street walls reinforcing the distinctive grid pattern layout of the city with active non-residential ground level uses to positively contribute to public safety, inclusivity and vibrancy. Design quality of buildings and public spaces is a priority in this zone.

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 A vibrant mix of residential, retail, community, commercial and professional services, civic and cultural, health, educational, recreational, tourism and entertainment facilities.	DTS/DPF 1.1 The following types of development, or combinations thereof, are envisaged: (a) Advertisement (b) Child care facility (c) Consulting Room (d) Dwelling (e) Educational facility

	<ul style="list-style-type: none"> (f) Hospital (g) Hotel (h) Licensed Premises (i) Library (j) Office (k) Supported Accommodation (l) Residential Flat Building (m) Shop (n) Student Accommodation (o) Tourist accommodation.
<p>PO 1.2</p> <p>Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality.</p>	<p>DTS/DPF 1.2</p> <p>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:</p> <ul style="list-style-type: none"> (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 10m 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 30m 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 250m² and has direct frontage to an arterial road, it achieves either (i) or (ii): <ul style="list-style-type: none"> (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.
<p>Activation</p>	
<p>PO 2.1</p> <p>Non-residential land uses at ground floor level such as shops and restaurants support and maximise pedestrian activity to provide visual interest and positively contribute to public safety, walkability and vibrancy.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development:</p> <ul style="list-style-type: none"> (a) contributes to the activation of the public realm by presenting an attractive human scaled pedestrian-oriented frontage at ground level that adds interest and vibrancy; (b) maintains a sense of openness to the sky for pedestrians and allow sunlight access to the public realm; (c) provides a clear sense of address to each building. 	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Land uses typically open during night time hours incorporate activities along street frontages at ground level that encourage day time</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>

activation compatible with surrounding land uses.	
PO 2.4 Shopfronts incorporating security features such as security grilles and shutters are designed to allow visual permeability into the premises, allow for light spill onto the street, and complement the appearance of the building's frontage.	DTS/DPF 2.4 Grilles, shutters or similar security features with at least 75% permeability.
Built form and Character	
PO 3.1 A contextual design response that manages differences in scale and building proportions to maintain a cohesive streetscape and frame city streets.	DTS/DPF 3.1 None are applicable
PO 3.2 Buildings: (a) are designed to reinforce the prevailing datum heights and parapet levels of the street through design elements that provide a clear distinction between levels above and below the prevailing datum line; (b) where located in an existing low-rise context, are designed to include a podium/street wall height and upper level setback that: (i) relates to the scale and context of adjoining built form; (ii) provides a human scale at street level; (iii) creates a well-defined and continuity of frontage; (iv) gives emphasis and definition to street corners to clearly define the street grid; and (v) contributes to the interest, vitality and security of the pedestrian environment.	DTS/DPF 3.2 None are applicable.
PO 3.3 Building façades are strongly modelled, incorporate a vertical composition which reflects the proportions of existing frontages, and ensure that architectural detailing is consistent around corners and along minor streets and laneways.	DTS/DPF 3.3 None are applicable
PO 3.4 Development along The Terraces (North, East, South and West) is designed to positively contribute to a continuous built form to frame the Park Lands and city edge.	DTS/DPF 3.4 None are applicable.
PO 3.5 Development along the city's boulevards (as identified in Capital City Zone Table 5.1): (a) built to the street boundary at lower levels to reinforce the City's grid layout and frame the boulevard (b) designed to provide a sense of arrival into the City and strongly define junctions where located on a corner site.	DTS/DPF 3.5 None are applicable.
PO 3.6 Development avoids activities that result in a gap in the built form along a public road or thoroughfare (such as an open lot car park) for an extended period of time to minimise negative impacts on streetscape continuity.	DTS/DPF 3.6 None are applicable.
PO 3.7 Development along the city's boulevards (as identified in Capital City Zone Table 5.1) is designed to maximise views to the Park Lands and not clutter existing view corridors to the Adelaide Hills when viewed from the public realm.	DTS/DPF 3.7 None are applicable.

<p>PO 3.8 Development fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares is designed to provide a comfortable pedestrian and recreation environment by enabling direct sunlight to a majority of the Square.</p>	<p>DTS/DPF 3.8 Development enables direct sunlight to a minimum of 75% of the landscaped part of each Square at the September equinox.</p>
<p>PO 3.9 Development fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares is designed to reinforce the enclosure of the Squares with a continuous built-form with no upper level setbacks.</p>	<p>DTS/DPF 3.9 None are applicable.</p>
<p>PO 3.10 Provision of outdoor eating and drinking facilities associated with cafes and restaurants fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares positively contributes to activity and creates a focus for leisure in the Squares.</p>	<p>DTS/DPF 3.10 None are applicable.</p>
<p>PO 3.11 Development along minor streets and laneways is informed by its local context to maintain the prevailing built form pattern and structure, and designed to provide a sense of enclosure, and enable fine-grain uses at street level to create an intimate, active, inclusive and walkable public realm.</p>	<p>DTS/DPF 3.11 None are applicable.</p>
<p>PO 3.12 Buildings north of the City Main Street Zone are designed to enable natural sunlight access to the southern footpath of the main street.</p>	<p>DTS/DPF 3.12 Buildings north of the City Main Street Zone that cast a shadow on the southern footpath of the main street incorporate narrow and setback tower elements and provide spaces between buildings.</p>
<p>PO 3.13 Buildings are adaptable and flexible to accommodate a range of land uses.</p>	<p>DTS/DPF 3.13 The ground floor of buildings has a minimum floor to ceiling height of 3.5m.</p>

Building Height

<p>PO 4.1 Building height is consistent with the form expressed in any relevant <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> or positively responds to the local context and achieves the desired outcomes of the Zone.</p>	<p>DTS/DPF 4.1 Development does not exceed the following building heights:</p> <table border="1" data-bbox="831 1308 1522 1375"> <tr> <th style="text-align: center;">Maximum Building Height (Metres)</th> </tr> <tr> <td style="text-align: center;">Maximum building height is 53m</td> </tr> </table> <p>In relation to DTS/DPF 4.1, in instances where:</p> <ul style="list-style-type: none"> (a) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> 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. 	Maximum Building Height (Metres)	Maximum building height is 53m
Maximum Building Height (Metres)			
Maximum building height is 53m			
<p>PO 4.2 Development exceeding the building height specified in the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and the <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> is generally not contemplated unless:</p> <ul style="list-style-type: none"> (a) the development provides for the retention, conservation and reuse of a building that: 	<p>DTS/DPF 4.2 None are applicable.</p>		

<ul style="list-style-type: none"> (i) is a State or local heritage place and the heritage values of the place will be maintained (ii) provides a notable positive contribution to the character of the local area <p>or</p> <ul style="list-style-type: none"> (b) the building incorporates measures that provide for a substantial additional gain in sustainability and it demonstrates at least four of the following are met: <ul style="list-style-type: none"> (i) the development provides an orderly transition up to an existing taller building or prescribed maximum height in an adjacent Zone or building height area on the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> (ii) incorporates high quality open space that is universally accessible and directly connected to, and well integrated with, public realm areas of the street (iii) Incorporates high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site to the surrounding pedestrian network (iv) provides higher amenity through provision of private open space in excess of minimum requirements by 25 percent for at least 50 percent of dwellings (v) no on site car parking is provided (vi) at least 75% of the ground floor street fronts of the building are active frontages (vii) the building has frontage to a public road that abuts the Adelaide Park Lands; (viii) where the development includes housing, at least 15% of the dwellings are affordable housing (ix) the impact on adjacent properties is no greater than a building of the maximum height on the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> in relation to sunlight access and overlooking. 	
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<p>PO 4.3</p> <p>Buildings designed to achieve optimal height and floor space yields.</p>	<p>DTS/DPF 4.3</p> <p>New development has a minimum building height of:</p> <ul style="list-style-type: none"> (a) not less than half of the maximum building height specified in DTS/DPF 4.1, or 8 building levels (with a minimum of 28m) in instances where 'No prescribed height limit' is specified in DTS/DPF 4.1; or (b) within the City Frame Subzone: 3 building levels (with a minimum of 11.5m), or 4 building levels (with a minimum of 15m) on sites fronting South Terrace <p>other than where:</p> <ul style="list-style-type: none"> (a) a lower building height is necessary to achieve compliance with the Commonwealth Airports (Protection of Airspace) Regulations (b) the site of the development adjoins the City Living Zone and a lesser building height is required to positively manage the interface with low-rise residential development (c) the site of the development adjoins a heritage place, or contains a heritage place or (d) the development includes the construction of a building in the same, or substantially the same, position as a building which was demolished, as a result of significant damage caused by an event within the previous three years where the new building has the same, or substantially the same, layout and external appearance as the previous building.
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Interface	
<p>PO 5.1</p> <p>Development is designed to manage the interface with residential uses in the City Living Zone:</p> <p>(a) in relation to building proportions, massing, and overshadowing; and</p> <p>(b) by avoiding land uses, or intensity of land uses, that unduly impact residential amenity (including licensed premises).</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Parts of a development exceed the maximum building height specified in DTS/DPF 4.1 and adjoin the City Living Zone boundaries are designed to minimise negative visual and amenity impacts to residential living areas and outdoor open space.</p>	<p>DTS/DPF 5.2</p> <p>Parts of a building above the maximum building height specified in DTS/DPF 4.1 include additional setbacks, avoid tall sheer walls, centrally locate taller elements, and provide variation of light and shadow through articulation.</p>
Movement	
<p>PO 6.1</p> <p>Access to, and movement within, the Capital City Zone to be universally accessible, easy, safe, comfortable, convenient and legible for people of all abilities, with priority given to pedestrians and cyclists.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
Access	
<p>PO 7.1</p> <p>Vehicular access points are associated with multi-level and/or non-ancillary car parks located to minimise disruption to traffic flow.</p>	<p>DTS/DPF 7.1</p> <p>Vehicular access points associated with multi-level and/or non-ancillary car parks are located on a secondary road frontage, or utilise an existing crossover.</p>
<p>PO 7.2</p> <p>Development designed so that vehicle access points for parking, servicing or deliveries, and pedestrian access to a site, are located to minimise interrupting the operation of and queuing on public roads and pedestrian paths.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
Advertisements	
<p>PO 8.1</p> <p>Advertisements use simple graphics and are restrained in their size, design and colour, and achieve an overall consistency of design and appearance along individual street frontages.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Advertisements along Chesser Street, French Street and Coromandel Place are located below verandah level of the ground floor.</p>	<p>DTS/DPF 8.2</p> <p>Along Chesser Street, French Street and Coromandel Place, advertisements are not located more than 3.7m above natural ground level or an abutting footpath or street.</p>
Concept Plans	
<p>PO 9.1</p> <p>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.</p>	<p>DTS/DPF 9.1</p> <p>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 9.1, in instances where:</p> <p>(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.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 9.1 is met.</p>
Public Realm	

<p>PO 10.1</p> <p>Development in the public realm where it:</p> <ul style="list-style-type: none"> (a) does not present a safety risk to pedestrians or other users of the public road (b) does not interrupt pedestrian movement (c) does not interfere with existing infrastructure or services on the street (d) positively contributes to the vibrancy of the area (e) is consistent with the outcomes of the zone. 	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>
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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.

<p style="text-align: center;">Class of Development (Column A)</p>	<p style="text-align: center;">Exceptions (Column B)</p>
<p>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.</p>	<p>None specified.</p>
<p>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.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 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).
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) consulting room (d) dwelling (e) office (f) residential flat building (g) shop (h) student accommodation (i) temporary public service depot. 	<p>Except development that exceeds the maximum building height specified in Capital City Zone DTS/DPF 4.1.</p>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan 	<p>None specified.</p>

Class of Development (Column A)	Exceptions (Column B)
(b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) retaining wall (k) shade sail (l) solar photovoltaic panels (roof mounted) (m) swimming pool or spa pool and associated swimming pool safety features (n) tree damaging activity (o) verandah (p) water tank.	
5. Demolition.	Except any of the following: <ol style="list-style-type: none"> 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).
6. 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.	

Table 5.1 - City Boulevards

West Terrace, North Terrace, East Terrace, South Terrace, Currie Street, Grenfell Street, Franklin Street, Flinders Street, Grote Street, Wakefield Street, Morphett Street, King William Street and Pulteney Street.

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: <ul style="list-style-type: none"> (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 None are applicable.
Built Form and Character	
PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality.	DTS/DPF 2.1 None are applicable.
Affordable Housing Incentives	
PO 3.1 To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.	DTS/DPF 3.1 The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.
PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.	DTS/DPF 3.2 Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the: <ul style="list-style-type: none"> (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone

	<p>(p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone</p> <p>and up to 30% in any other zone, except where:</p> <p>(a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development.</p>
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Movement and Car Parking

<p>PO 4.1</p> <p>Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p>	<p>DTS/DPF 4.1</p> <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <p>(a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either:</p> <ul style="list-style-type: none"> (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (ii) is within 400 metres of a bus interchange⁽¹⁾ (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾ (iv) is within 400 metres of a passenger rail station⁽¹⁾ (v) is within 400 metres of a passenger tram station⁽¹⁾ (vi) is within 400 metres of the Adelaide Parklands. <p>or</p> <p>(b) 1 carpark per dwelling for any other dwelling.</p> <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p>
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Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral Statutory Reference	
<p>Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division):</p> <ul style="list-style-type: none"> (a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing or (b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1 or 	<p>Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i>.</p>	<p>To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.</p>	<p>Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

(c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments			
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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 <i>Airport Building Heights (Regulated) Overlay</i> (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> .	The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> 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.

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.</p>	<p>DTS/DPF 1.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.
<p>PO 1.2</p> <p>Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.</p>	<p>DTS/DPF 1.2</p> <p>All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft:</p> <ul style="list-style-type: none"> (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary.
<p>PO 1.3</p> <p>Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.</p>	<p>DTS/DPF 1.3</p> <p>The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.</p>

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

Design Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Medium to high rise buildings and state significant development demonstrate high quality design.	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where the development comprises a variation to an application that has either been:</p> <ul style="list-style-type: none"> (a) previously referred to the Government Architect or Associate Government Architect or (b) given development authorisation under the <i>Planning, Development and Infrastructure Act 2016 or Development Act 1993</i> and (c) the variation to that application is, in the opinion of the relevant authority, minor in nature or would not warrant a referral when considering the purpose of the referral <p>any of the following classes of development:</p> <ul style="list-style-type: none"> (a) development within the area of the overlay located within the Corporation of the City of Adelaide where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$10,000,000 (b) development within the area of the overlay located within the City of Port Adelaide Enfield where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$3 000 000 	Government Architect or Associate Government Architect	<p>To provide expert design advice to the relevant authority on how the development:</p> <ul style="list-style-type: none"> (a) responds to its surrounding context and contributes to the quality and character of a place (b) contributes to inclusiveness, connectivity, and universal design of the built environment (c) enables buildings and places that are fit for purpose, adaptable and long-lasting (d) adds value by positively contributing to places and communities (e) optimises performance and public benefit (f) supports sustainable and environmentally responsible development. 	Development of a class to which Schedule 9 clause 3 item 22 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

(c) development within all other areas of the overlay that involves the erection or construction of a building that exceeds 4 building levels.			
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Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb
Environmental Protection	
PO 2.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building.	DTS/DPF 2.1 Development does not involve the storage of hazardous materials.

Procedural Matters (PM) - Referrals

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

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

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development which in the opinion of the relevant authority materially affects the context within which the State Heritage Place is situated.	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	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.

Noise and Air Emissions Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Community health and amenity is protected from adverse impacts of noise and air emissions.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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Siting and Design	
<p>PO 1.1</p> <p>Sensitive receivers adjoining high noise and/or air pollution sources are designed and sited to shield sensitive receivers from the emission source using measures such as:</p> <ul style="list-style-type: none"> (a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers (b) within individual buildings, placing rooms more sensitive to air quality and noise impacts (such as living rooms and bedrooms) further away from the emission source (c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met (d) the use of building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades). 	<p>DTS/DPF 1.1</p> <p>Sensitive receivers satisfy all of the following:</p> <ul style="list-style-type: none"> (a) do not adjoin a: <ul style="list-style-type: none"> (i) Designated Road: Type A (ii) Designated Road Corridor: Type B (iii) Designated Road: Type R (iv) Train Corridor (v) Tram Corridor (b) adjoining development incorporating music includes noise attenuation measures to achieve a noise level in any bedroom exposed to music noise (L10) less than: <ul style="list-style-type: none"> (i) 8 dB above the level of background noise (L90,15 min) in any octave band of the sound spectrum; and (ii) 5 dB(A) above the level of background noise (LA90,15 min) for the overall (sum of all octave bands) A-weighted levels.
<p>PO 1.2</p> <p>Development incorporating a sensitive receiver adjoining high air pollution sources use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants.</p>	<p>DTS/DPF 1.2</p> <p>Sensitive receivers do not adjoin any of the following:</p> <ul style="list-style-type: none"> (a) Designated Road: Type A (b) Designated Road: Type B (c) Designated Road: Type R (d) Train Corridor (e) Tram Corridor.
<p>PO 1.3</p> <p>Development incorporating a sensitive receiver adjoining high noise and/or air pollution sources locates private open space (including ground level courtyards and balconies), common open space and outdoor play areas within educational facilities and child care facilities away from the emission source.</p>	<p>DTS/DPF 1.3</p> <p>Open space associated with a sensitive receiver is not adjoining any of the following:</p> <ul style="list-style-type: none"> (a) Designated Road: Type A (b) Designated Road: Type B (c) Designated Road: Type R (d) Train Corridor (e) Tram Corridor (f) Development incorporating music.

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 <i>Landscape South Australia Act 2019</i> .

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 <i>Landscape South Australia Act 2019</i> : (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry.	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i> .	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	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 <i>Landscape South Australia Act 2019</i> .			

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	
<p>PO 1.1 Regulated trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	<p>DTS/DPF 1.1 None are applicable.</p>
<p>PO 1.2 Significant trees are retained where they:</p> <ul style="list-style-type: none"> (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 <i>National Parks and Wildlife Act 1972</i> 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. 	<p>DTS/DPF 1.2 None are applicable.</p>
<p>PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <ul style="list-style-type: none"> (a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> (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 <p>(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.</p>	<p>DTS/DPF 1.3 None are applicable.</p>

<p>PO 1.4 A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 1.4 None are applicable.</p>
<p>Ground work affecting trees</p>	
<p>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.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
<p>Land Division</p>	
<p>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.</p>	<p>DTS/DPF 3.1 Land division where:</p> <ul style="list-style-type: none"> (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

State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the <i>Heritage Places Act 1993</i> .

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 The form of new buildings and structures maintains the heritage values of the State Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the State Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.3 Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the State Heritage Place.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is consistent with boundary setbacks and setting.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the State Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.6 New buildings and structures are not placed or erected between the primary and secondary street boundaries and the façade of a State Heritage Place.	DTS/DPF 1.6 None are applicable.
PO 1.7 Development of a State Heritage Place retains elements contributing to its heritage value.	DTS/DPF 1.7 None are applicable.
Alterations and Additions	
PO 2.1 Alterations and additions complement the State Heritage Place and are sited to be unobtrusive, not conceal or obstruct heritage features and detailing, or dominate the State Heritage Place or its setting.	DTS/DPF 2.1 None are applicable.
PO 2.2 Adaptive reuse and revitalisation of State Heritage Places to support their retention in a manner that respects and references the original use of the State Heritage Place.	DTS/DPF 2.2 None are applicable.
Ancillary Development	
PO 3.1 Ancillary development, including carports, outbuildings and garages, complement the heritage values of the State Heritage Place.	DTS/DPF 3.1 None are applicable.
PO 3.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the State Heritage Place.	DTS/DPF 3.2 None are applicable.
PO 3.3 Advertising and advertising hoardings are designed and located to complement the State Heritage Place, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting.	DTS/DPF 3.3 None are applicable.
PO 3.4	DTS/DPF 3.4

Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the State Heritage Place.	None are applicable.
Land Division	
<p>PO 4.1</p> <p>Land division creates allotments that:</p> <ul style="list-style-type: none"> (a) maintain the heritage values of the State Heritage Place, including setting (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place. 	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
Landscape Context and Streetscape Amenity	
<p>PO 5.1</p> <p>Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless:</p> <ul style="list-style-type: none"> (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
Demolition	
<p>PO 6.1</p> <p>State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply:</p> <ul style="list-style-type: none"> (a) the portion of the State Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or (b) the structural condition of the State Heritage Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair. 	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
Conservation Works	
<p>PO 7.1</p> <p>Conservation works to the exterior and interior of a State Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where:</p> <ul style="list-style-type: none"> (a) the development is to be undertaken in accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i> or (b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral <p>any of the following classes of development:</p>	<p>Minister responsible for the administration of the <i>Heritage Places Act 1993</i>.</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Places.</p>	<p>Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General)</p>

<ul style="list-style-type: none"> (a) demolition of internal or external significant building fabric (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (c) alterations or additions to buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of a State Heritage Place or (iii) involve substantive physical impact to the fabric of significant buildings; (d) new buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of the State Heritage Place (e) conservation repair works that are not representative of 'like for like' maintenance (f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (g) land division (h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place (i) the removal of an individual tree or a tree within a garden or park of identified heritage significance. 			<p>Regulations 2017 applies.</p>
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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
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Appearance	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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.
<p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p>	<p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <ul style="list-style-type: none"> (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.
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land that meet at least one of the following:</p> <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
<p>PO 1.5</p>	<p>DTS/DPF 1.5</p>

<p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>None are applicable.</p>
<p>Proliferation of Advertisements</p>	
<p>PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.</p>
<p>PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>
<p>PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.3 Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (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.
<p>Advertising Content</p>	
<p>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.</p>	<p>DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p>
<p>Amenity Impacts</p>	
<p>PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1 Advertisements do not incorporate any illumination.</p>
<p>Safety</p>	
<p>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.</p>	<p>DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
<p>PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2 No advertisement illumination is proposed.</p>
<p>PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.3 Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (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  <p>The diagram illustrates a corner cut-off area at the intersection of two roads. A red hatched triangular area is shown in the corner, with a dimension of 4.5M along both the road edges. A dashed line indicates the 'Allotment Boundary' to the right of the road. A 'Road Reserve' is also indicated below the road. An arrow points from the text 'Corner Cut-Off Area' to the hatched area.</p>
<p>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</p>	<p>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.</p>

demands on driver concentration are high.	
<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6</p> <p>Advertising:</p> <ul style="list-style-type: none"> (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	
<p>PO 1.1</p> <p>Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
Horse Keeping	
<p>PO 2.1</p> <p>Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>

water.	
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 <i>Aquaculture Act 2001</i> .
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 <i>Aquaculture Act 2001</i> .
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 <i>Aquaculture Act 2001</i> .
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 <i>Aquaculture Act 2001</i> .
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.

<ul style="list-style-type: none"> (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems. 	
<p>PO 2.2</p> <p>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.</p>	<p>DTS/DPF 2.2</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p>
<p>PO 2.3</p> <p>Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.</p>	<p>DTS/DPF 2.3</p> <p>The development does not include toilet facilities located over water.</p>
<p>PO 2.4</p> <p>Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.</p>	<p>DTS/DPF 2.4</p> <p>Marine aquaculture development is located 100m or more seaward of the high water mark</p> <p>or</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p>
<p>PO 2.5</p> <p>Marine aquaculture is sited and designed to not obstruct or interfere with:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p> <p>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 2.7</p> <p>None are applicable.</p>
<p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.</p>	<p>DTS/DPF 2.8</p> <p>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</p>
<p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>DTS/DPF 2.9</p> <p>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</p>

PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i> .	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i> .
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 <i>Aquaculture Act 2001</i> .
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 <i>Aquaculture Act 2001</i> .
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 <i>Aquaculture Act 2001</i> .

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.
Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not 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	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any

located to minimise impact on amenity and avoid spray drift onto adjoining land.	dwelling in other ownership.
<p>PO 3.3</p> <p>Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

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	
<p>PO 1.1</p> <p>Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.</p>	<p>DTS/DPF 1.1</p> <p>Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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 <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> (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 (<u>in the form of verandahs, awnings, canopies and the like, with adequate lighting</u>) 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: <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2	DTS/DPF 2.2

Development is designed to differentiate public, communal and private areas.	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	

<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (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.
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Carparking Appearance

<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>
<p>PO 7.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>

Earthworks and sloping land

<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (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.
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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 that is at least 15m wide in all places faced by the balcony or terrace

	<p>or</p> <p>(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:</p> <p>(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</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>
All Residential development	
Front elevations and passive surveillance	
<p>PO 11.1</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 11.1</p> <p>Each dwelling with a frontage to a public street:</p> <p>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</p> <p>(b) has an aggregate window area of at least 2m² facing the primary street.</p>
<p>PO 11.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and amenity	
<p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1</p> <p>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>
<p>PO 12.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
Ancillary Development	
<p>PO 13.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 13.1</p> <p>Ancillary buildings:</p> <p>(a) are ancillary to a dwelling erected on the same site</p> <p>(b) have a floor area not exceeding 60m²</p> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the dwelling to which it is ancillary</p> <p>or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:</p> <p>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</p> <p>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</p>

	<p>(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:</p> <ul style="list-style-type: none"> (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 <p>(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</p> <p>(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</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <ul style="list-style-type: none"> (i) a total area as determined by the following table: <table border="1" data-bbox="981 902 1522 1256"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> (ii) the amount of existing soft landscaping prior to the development occurring. <p>(l) in relation to ancillary accommodation in the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.</p>	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%
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%										

<p>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.</p>

<p>DTS/DPF 13.2 Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> (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.

<p>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.</p>
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<p>DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> (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.
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<p>PO 13.4</p>

<p>DTS/DPF 13.4</p>

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.

- 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
≤500m ²	60m ²
>500m ²	80m 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 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.

Garage appearance

PO 14.1
Garaging is designed to not detract from the streetscape or appearance of a dwelling.

- DTS/DPF 14.1
Garages and carports facing a street:
- (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling
 - (b) are set back at least 5.5m from the boundary of the primary street
 - (c) have a garage door / opening not exceeding 7m in width
 - (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.

Massing

PO 15.1
The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.

DTS/DPF 15.1
None are applicable

Dwelling additions

PO 16.1

DTS / DPF 16.1

<p>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p>	<p>Dwelling additions:</p> <ul style="list-style-type: none"> (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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.
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Private Open Space

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

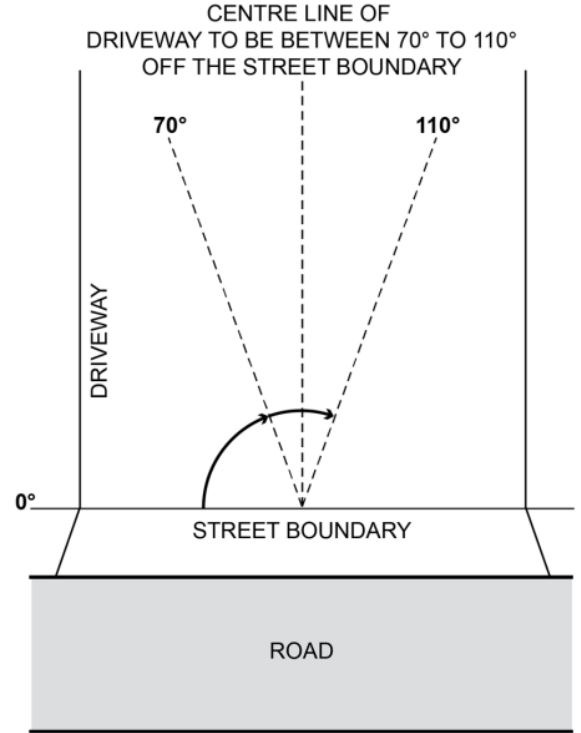
<p>PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (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.
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<p>PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak</p>	<p>DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings:</p>
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flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	<p>(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</p> <p>or</p> <p>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</p> <p>(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.</p>
Car parking, access and manoeuvrability	
<p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <p>(a) single width car parking spaces:</p> <ul style="list-style-type: none"> (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 <p>(b) double width car parking spaces (side by side):</p> <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (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
<p>PO 19.3</p> <p>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.</p>	<p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p>
<p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(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</p> <p>(b) where newly proposed:</p> <ul style="list-style-type: none"> (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.
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle</p>	<p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p>

movements from the public road to on-site parking spaces.

- (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 of 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.
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Group dwelling, residential flat buildings and battle-axe development

Amenity

<p>PO 22.1</p> <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p>	<p>DTS/DPF 22.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Number of bedrooms</th> <th style="text-align: left;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										

<p>PO 22.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 22.2</p> <p>None are applicable.</p>
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<p>PO 22.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 22.3</p> <p>None are applicable.</p>
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<p>PO 22.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 22.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>
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Communal Open Space

<p>PO 23.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 23.1</p> <p>None are applicable.</p>
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<p>PO 23.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 23.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
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<p>PO 23.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	<p>DTS/DPF 23.3</p> <p>None are applicable.</p>
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<p>PO 23.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 23.4</p> <p>None are applicable.</p>
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<p>PO 23.5</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings 	<p>DTS/DPF 23.5</p> <p>None are applicable.</p>
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(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	
Carparking, access and manoeuvrability	
<p>PO 24.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 24.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <ul style="list-style-type: none"> (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.
<p>PO 24.2</p> <p>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.</p>	<p>DTS/DPF 24.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 24.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (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.
<p>PO 24.4</p> <p>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.4</p> <p>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.</p>
<p>PO 24.5</p> <p>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.</p>	<p>DTS/DPF 24.5</p> <p>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.</p>
<p>PO 24.6</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 24.6</p> <p>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.</p>
Soft Landscaping	
<p>PO 25.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 25.1</p> <p>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.</p>
<p>PO 25.2</p> <p>Soft landscaping is provided that improves the appearance of common driveways.</p>	<p>DTS/DPF 25.2</p> <p>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).</p>
Site Facilities / Waste Storage	

PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.

PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (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.
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Wash-down and Waste Loading and Unloading

<p>PO 32.1</p> <p>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:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>
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Decks

Design and Siting

<p>PO 33.1</p> <p>Decks are designed and sited to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 33.1</p> <p>Decks:</p> <ul style="list-style-type: none"> (a) where ancillary to a dwelling: <ul style="list-style-type: none"> (i) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> A. a total area is determined by the following table: <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="background-color: #0056b3; color: white;">Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #0056b3; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </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%
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%										

	<p>B. the amount of existing soft landscaping prior to the development occurring.</p> <p>(b) where in association with a non-residential use:</p> <ul style="list-style-type: none"> (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 25m² <p>(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</p>
<p>PO 33.2</p> <p>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.</p>	<p>DTS/DPF 33.2</p> <p>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.</p>
<p>PO 33.3</p> <p>Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</p>	<p>DTS/DPF 33.3</p> <p>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.</p>

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Dwelling (above ground level)	<p>Studio (no separate bedroom): 4m² with a minimum dimension 1.8m</p> <p>One bedroom: 8m² with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m² with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m² with a minimum dimension 2.6m</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	<p>Total area: 16m², which may be used as second car parking space, provided on each site intended for residential occupation.</p>

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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	DTS/DPF 2.1 None are applicable.

the use of visually permeable screening wherever practicable.	
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	DTS/DPF 6.1 Effluent disposal drainage areas do not:

<p>used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<ul style="list-style-type: none"> (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.
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Car parking appearance

<p>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:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 7.1 None are applicable.</p>
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<p>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.</p>	<p>DTS/DPF 7.2 None are applicable.</p>
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<p>PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3 None are applicable.</p>
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<p>PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.</p>	<p>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.</p>
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<p>PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:</p> <ul style="list-style-type: none"> (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
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<p>PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6 None are applicable.</p>
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<p>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.</p>	<p>DTS/DPF 7.7 None are applicable.</p>
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Earthworks and sloping land

<p>PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1 Development does not involve any of the following:</p> <ul style="list-style-type: none"> (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.
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<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (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.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>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.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Fences and walls</p>	
<p>PO 9.1</p> <p>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.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>Overlooking / Visual Privacy (low rise buildings)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> (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.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (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:

	<ul style="list-style-type: none"> (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)	
<p>PO 11.1</p> <p>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.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>
<p>PO 11.2</p> <p>Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.</p>	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>
<p>PO 11.3</p> <p>Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.</p>	<p>DTS/DPF 11.3</p> <p>None are applicable.</p>
<p>PO 11.4</p> <p>Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.</p>	<p>DTS/DPF 11.4</p> <p>None are applicable.</p>
<p>PO 11.5</p> <p>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.</p>	<p>DTS/DPF 11.5</p> <p>None are applicable.</p>
All Development - Medium and High Rise	
External Appearance	
<p>PO 12.1</p> <p>Buildings positively contribute to the character of the local area by responding to local context.</p>	<p>DTS/DPF 12.1</p> <p>None are applicable.</p>
<p>PO 12.2</p> <p>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.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
<p>PO 12.3</p> <p>Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.</p>	<p>DTS/DPF 12.3</p> <p>None are applicable.</p>
<p>PO 12.4</p> <p>Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.</p>	<p>DTS/DPF 12.4</p> <p>None are applicable.</p>
<p>PO 12.5</p> <p>External materials and finishes are durable and age well to minimise ongoing maintenance requirements.</p>	<p>DTS/DPF 12.5</p> <p>Buildings utilise a combination of the following external materials and finishes:</p> <ul style="list-style-type: none"> (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
<p>PO 12.6</p> <p>Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.</p>	<p>DTS/DPF 12.6</p> <p>Building street frontages incorporate:</p> <ul style="list-style-type: none"> (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry)

	<ul style="list-style-type: none"> (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. 																								
<p>PO 12.7</p> <p>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>DTS/DPF 12.7</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (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. 																								
<p>PO 12.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 12.8</p> <p>None are applicable.</p>																								
<p>Landscaping</p>																									
<p>PO 13.1</p> <p>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p>	<p>DTS/DPF 13.1</p> <p>Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</p>																								
<p>PO 13.2</p> <p>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>DTS/DPF 13.2</p> <p>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table border="1" data-bbox="831 1223 1525 1626"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td><300 m²</td> <td>10 m²</td> <td>1.5m</td> <td>1 small tree / 10 m²</td> </tr> <tr> <td>300-1500 m²</td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m²</td> </tr> <tr> <td>>1500 m²</td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m²</td> </tr> </tbody> </table> <p>Tree size and site area definitions</p> <table border="1" data-bbox="831 1671 1525 1935"> <tbody> <tr> <td>Small tree</td> <td>4-6m mature height and 2-4m canopy spread</td> </tr> <tr> <td>Medium tree</td> <td>6-12m mature height and 4-8m canopy spread</td> </tr> <tr> <td>Large tree</td> <td>12m mature height and >8m canopy spread</td> </tr> <tr> <td>Site area</td> <td>The total area for development site, not average area per dwelling</td> </tr> </tbody> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m 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	Small tree	4-6m mature height and 2-4m canopy spread	Medium tree	6-12m mature height and 4-8m canopy spread	Large tree	12m mature height and >8m canopy spread	Site area	The total area for development site, not average area per dwelling
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<p>PO 13.3</p> <p>Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.</p>	<p>DTS/DPF 13.3</p> <p>None are applicable.</p>																								
<p>PO 13.4</p>	<p>DTS/DPF 13.4</p>																								

Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms	DTS/DPF 16.1 None are applicable.

(d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	
All residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
<p>PO 17.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and Amenity	
<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>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.</p>
<p>PO 18.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 18.2</p> <p>None are applicable.</p>
Ancillary Development	
<p>PO 19.1</p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 19.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary

	<p>and</p> <ul style="list-style-type: none"> (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 <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) a total area as determined by the following table: <table border="1" data-bbox="981 757 1524 1115"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> (ii) the amount of existing soft landscaping prior to the development occurring. (l) in relation to ancillary accommodation in the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling. 	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%
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%										
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<p>PO 19.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 19.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> (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.
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<p>PO 19.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 19.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> (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.
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<p>PO 19.4</p> <p>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.</p>	<p>DTS/DPF 19.4</p> <p>Non-residential ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary and subordinate to an existing non-residential use on the same site
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	<p>(b) have a floor area not exceeding the following:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Allotment size</th> <th>Floor area</th> </tr> </thead> <tbody> <tr> <td>≤500m²</td> <td>60m²</td> </tr> <tr> <td>>500m²</td> <td>80m²</td> </tr> </tbody> </table> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <ul style="list-style-type: none"> (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) <p>(d) in the case of a garage or carport, the garage or carport:</p> <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street <p>(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:</p> <ul style="list-style-type: none"> (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 <p>(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</p> <p>(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</p> <p>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</p>	Allotment size	Floor area	≤500m ²	60m ²	>500m ²	80m ²
Allotment size	Floor area						
≤500m ²	60m ²						
>500m ²	80m ²						

Residential Development - Low Rise

External appearance

<p>PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1 Garages and carports facing a street:</p> <ul style="list-style-type: none"> (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.
<p>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.</p>	<p>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:</p> <ul style="list-style-type: none"> (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

	<ul style="list-style-type: none"> (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.
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<p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable</p>
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Private Open Space

<p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
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<p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p>
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Landscaping

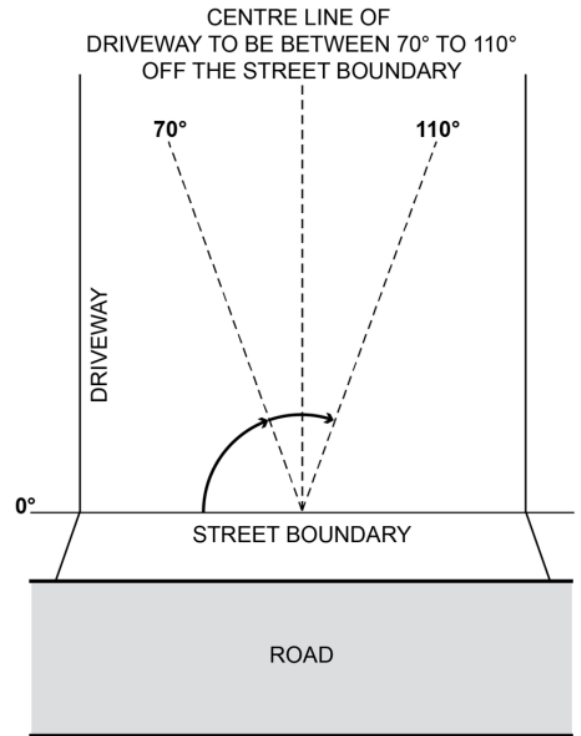
<p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area for the entire development site, including any common property, as determined by the following table: <table border="1" data-bbox="906 1312 1522 1632"> <thead> <tr> <th style="background-color: #003366; color: white;">Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #003366; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (b) at least 30% of any land between the primary street boundary and the primary building line. 	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%
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%										

Car parking, access and manoeuvrability

<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (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):
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	<ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (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.
<p>PO 23.3</p> <p>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.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (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 of 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 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and
- (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Design of Transportable Buildings

PO 25.1
The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.

DTS/DPF 25.1
Buildings satisfy (a) or (b):

- (a) are not transportable

	(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ .
PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms

	<ul style="list-style-type: none"> (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.
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<p>PO 28.6</p> <p>Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>
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<p>PO 28.7</p> <p>Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>
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Dwelling Configuration

<p>PO 29.1</p> <p>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.</p>	<p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.
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<p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>
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Common Areas

<p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <ul style="list-style-type: none"> (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.
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Group Dwellings, Residential Flat Buildings and Battle axe Development

Amenity

<p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Number of bedrooms</th> <th style="text-align: left;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										

PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:

	<ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (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.
<p>PO 33.4</p> <p>Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 33.4</p> <p>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.</p>
<p>PO 33.5</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 33.5</p> <p>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.</p>
Soft landscaping	
<p>PO 34.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 34.1</p> <p>Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.</p>
<p>PO 34.2</p> <p>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 34.2</p> <p>Battle-axe or common driveways satisfy (a) and (b):</p> <ul style="list-style-type: none"> (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	
<p>PO 35.1</p> <p>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.</p>	<p>DTS/DPF 35.1</p> <p>None are applicable.</p>
<p>PO 35.2</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 35.2</p> <p>None are applicable.</p>
<p>PO 35.3</p> <p>Provision is made for suitable household waste and recyclable material storage facilities which are:</p> <ul style="list-style-type: none"> (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. 	<p>DTS/DPF 35.3</p> <p>None are applicable.</p>
<p>PO 35.4</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 35.4</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 35.5</p> <p>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.</p>	<p>DTS/DPF 35.5</p> <p>None are applicable.</p>

PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to:	DTS/DPF 39.4 None are applicable.

<p>(a) be conveniently accessed by the dwellings which it services</p> <p>(b) have regard to acoustic, safety, security and wind effects.</p>	
<p>PO 39.5</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 39.5</p> <p>None are applicable.</p>
<p>PO 39.6</p> <p>Communal open space is designed and sited to:</p> <p>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p>	<p>DTS/DPF 39.6</p> <p>None are applicable.</p>
<p>Site Facilities / Waste Storage</p>	
<p>PO 40.1</p> <p>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.</p>	<p>DTS/DPF 40.1</p> <p>None are applicable.</p>
<p>PO 40.2</p> <p>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.</p>	<p>DTS/DPF 40.2</p> <p>None are applicable.</p>
<p>PO 40.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 40.3</p> <p>None are applicable.</p>
<p>PO 40.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.</p>	<p>DTS/DPF 40.4</p> <p>None are applicable.</p>
<p>PO 40.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 40.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 40.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 40.6</p> <p>None are applicable.</p>
<p>PO 40.7</p> <p>Services, including gas and water meters, are conveniently located and screened from public view.</p>	<p>DTS/DPF 40.7</p> <p>None are applicable.</p>
<p>Student Accommodation</p>	
<p>PO 41.1</p> <p>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.</p>	<p>DTS/DPF 41.1</p> <p>Student accommodation provides:</p> <p>(a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units</p> <p>(b) common or shared facilities to enable a more efficient use of space, including:</p> <ul style="list-style-type: none"> (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students

	<ul style="list-style-type: none"> (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
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<p>PO 41.2</p> <p>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.</p>	<p>DTS/DPF 41.2</p> <p>None are applicable.</p>
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All non-residential development

Water Sensitive Design

<p>PO 42.1</p> <p>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.</p>	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>
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<p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 42.2</p> <p>None are applicable.</p>
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<p>PO 42.3</p> <p>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.</p>	<p>DTS/DPF 42.3</p> <p>None are applicable.</p>
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Wash-down and Waste Loading and Unloading

<p>PO 43.1</p> <p>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:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 43.1</p> <p>None are applicable.</p>
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Laneway Development

Infrastructure and Access

<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> (a) existing utility infrastructure and services are capable of accommodating the development 	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>
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<ul style="list-style-type: none"> (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. 	
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Decks

Design and Siting

<p>PO 45.1</p> <p>Decks are designed and sited to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 45.1</p> <p>Decks:</p> <ul style="list-style-type: none"> (a) where ancillary to a dwelling: <ul style="list-style-type: none"> (i) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> A. a total area is determined by the following table: <table border="1" style="margin-left: 20px; width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #003366; color: white;"> <th style="padding: 5px;">Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="padding: 5px;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"><150</td> <td style="padding: 5px;">10%</td> </tr> <tr> <td style="padding: 5px;">150-200</td> <td style="padding: 5px;">15%</td> </tr> <tr> <td style="padding: 5px;">>200-450</td> <td style="padding: 5px;">20%</td> </tr> <tr> <td style="padding: 5px;">>450</td> <td style="padding: 5px;">25%</td> </tr> </tbody> </table> B. the amount of existing soft landscaping prior to the development occurring. (b) where in association with a non-residential use: <ul style="list-style-type: none"> (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 25m² (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point. 	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%
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%										

<p>PO 45.2</p> <p>Decks are designed and sited to minimise direct overlooking of</p>	<p>DTS/DPF 45.2</p> <p>Decks with a finished floor level/s 500mm or more above natural</p>
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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.	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 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	15m ² / minimum dimension 2.6m

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	
<p>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.</p>	<p>DTS/DPF 1.1 None are applicable.</p>
<p>PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.</p>	<p>DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).</p>
<p>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.</p>	<p>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.</p>
Water Protection	
<p>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.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
<p>PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.</p>	<p>DTS/DPF 2.2 Commercial forestry plantations:</p> <ul style="list-style-type: none"> (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	
<p>PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.</p>	<p>DTS/DPF 3.1 Commercial forestry plantations provide:</p> <ul style="list-style-type: none"> (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. <p>Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.</p>
<p>PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.</p>	<p>DTS/DPF 3.2 Commercial forestry plantation fire management access tracks:</p> <ul style="list-style-type: none"> (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more

	<ul style="list-style-type: none"> (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																						
<p>PO 4.1</p> <p>Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</p>	<p>DTS/DPF 4.1</p> <p>Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Voltage of transmission line</th> <th style="width: 33%;">Tower or Pole</th> <th style="width: 33%;">Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td>500 kV</td> <td>Tower</td> <td>38m</td> </tr> <tr> <td>275 kV</td> <td>Tower</td> <td>25m</td> </tr> <tr> <td>132 kV</td> <td>Tower</td> <td>30m</td> </tr> <tr> <td>132 kV</td> <td>Pole</td> <td>20m</td> </tr> <tr> <td>66 kV</td> <td>Pole</td> <td>20m</td> </tr> <tr> <td>Less than 66 kV</td> <td>Pole</td> <td>20m</td> </tr> </tbody> </table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines	500 kV	Tower	38m	275 kV	Tower	25m	132 kV	Tower	30m	132 kV	Pole	20m	66 kV	Pole	20m	Less than 66 kV	Pole	20m
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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	
<p>PO 1.1</p> <p>Residential development provides a range of housing choices.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (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:	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back

<p>(a) separation between dwellings in a way that contributes to a suburban character</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<p>from side boundaries in accordance with the following:</p> <p>(a) where the wall height does not exceed 3m - at least 900mm</p> <p>(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</p> <p>(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.</p>
<p>Rear Boundary Setback</p>	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <p>(a) separation between dwellings in a way that contributes to a suburban character</p> <p>(b) access to natural light and ventilation for neighbours</p> <p>(c) private open space</p> <p>(d) space for landscaping and vegetation.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <p>(a) 3m or more for the first building level</p> <p>(b) 5m or more for any subsequent building level.</p>
<p>Buildings elevation design</p>	
<p>PO 8.1</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p>	<p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <p>(a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line</p> <p>(b) a porch or portico projects at least 1m from the building elevation</p> <p>(c) a balcony projects from the building elevation</p> <p>(d) a verandah projects at least 1m from the building elevation</p> <p>(e) eaves of a minimum 400mm width extend along the width of the front elevation</p> <p>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.</p> <p>(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.</p>
<p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> <p>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</p> <p>(b) has an aggregate window area of at least 2m² facing the primary street</p>
<p>PO 8.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p>	<p>DTS/DPF 8.5</p>

<p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure. 	<p>None are applicable.</p>
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Outlook and amenity

<p>PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>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.</p>
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<p>PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 9.2 None are applicable.</p>
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Private Open Space

<p>PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1 Private open space is provided in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th style="text-align: left;">Dwelling Type</th> <th style="text-align: left;">Dwelling / Site Configuration</th> <th style="text-align: left;">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">Dwelling (at ground level)</td> <td></td> <td>Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m</td> </tr> <tr> <td style="vertical-align: top;">Dwelling (above ground level)</td> <td>Studio</td> <td>4m² / minimum dimension 1.8m</td> </tr> <tr> <td></td> <td>One bedroom dwelling</td> <td>8m² / minimum dimension 2.1m</td> </tr> <tr> <td></td> <td>Two bedroom dwelling</td> <td>11m² / minimum dimension 2.4m</td> </tr> <tr> <td></td> <td>Three + bedroom dwelling</td> <td>15 m² / minimum dimension 2.6m</td> </tr> </tbody> </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
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	Two bedroom dwelling	11m ² / minimum dimension 2.4m																	
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m																	

<p>PO 10.2 Private open space positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.</p>
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<p>PO 10.3 Private open space is positioned and designed to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 10.3 None are applicable.</p>
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Visual privacy

<p>PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:</p>
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	<ul style="list-style-type: none"> (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.
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<p>PO 11.2</p> <p>Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 11.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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
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Landscaping

<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 12.1</p> <p>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" data-bbox="829 1209 1524 1400"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m2)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td><200</td> <td>15%</td> </tr> <tr> <td>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (b) at least 30% of land between the road boundary and the building line. 	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%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m2)	Minimum percentage of site										
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200-450	20%										
>450	25%										

Water Sensitive Design

<p>PO 13.1</p> <p>Residential development is designed to capture and use stormwater to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 13.1</p> <p>None are applicable.</p>
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Car Parking

<p>PO 14.1</p> <p>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1</p> <p>On-site car parking is provided at the following rates per dwelling:</p> <ul style="list-style-type: none"> (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
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<p>PO 14.2</p>	<p>DTS/DPF 14.2</p>
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<p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (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): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
<p>PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3 Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (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.
<p>PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.</p>
<p>PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.</p>
<p>Overshadowing</p>	
<p>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.</p>	<p>DTS/DPF 15.1 None are applicable.</p>
<p>Waste</p>	
<p>PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
<p>PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 16.2 None are applicable.</p>

Vehicle Access	
<p>PO 17.1</p> <p>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.</p>	<p>DTS/DPF 17.1</p> <p>None are applicable.</p>
<p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (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: <div style="text-align: center;"> <p>CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p>The diagram illustrates the required angle for a driveway centerline relative to the street boundary. A horizontal line at the bottom is labeled 'STREET BOUNDARY'. Below it is a shaded rectangular area labeled 'ROAD'. A vertical dashed line extends upwards from the street boundary, labeled 'CENTRE LINE OF DRIVEWAY'. Two dashed lines branch out from the street boundary at angles of 70° and 110° from the vertical dashed line. A curved arrow at the bottom indicates the angle between the street boundary and the driveway centerline.</p> </div>

	(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.
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 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	DTS/DPF 20.1 The site and building:

<p>infrastructure.</p>	<ul style="list-style-type: none"> (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 <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i>.
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Site contamination

<p>PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.</p>	<p>DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (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 <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that <ul style="list-style-type: none"> A. <u>site contamination</u> does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).
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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.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: <ul style="list-style-type: none"> (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers. 	DTS/DPF 2.1 None are applicable.
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places	DTS/DPF 4.2 None are applicable.

(such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	
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	DTS/DPF 6.3 None are applicable.

<p>(c) using materials and finishes that complement the environment</p> <p>(d) screening using landscaping and vegetation, particularly for equipment shelters and huts.</p>	
Renewable Energy Facilities	
<p>PO 7.1</p> <p>Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
Renewable Energy Facilities (Wind Farm)	
<p>PO 8.1</p> <p>Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.</p>	<p>DTS/DPF 8.1</p> <p>Wind turbine generators are:</p> <p>(a) set back at least 2000m from the base of a turbine to any of the following zones:</p> <ul style="list-style-type: none"> (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone <p>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).</p> <p>(b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation</p>
<p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes is managed by:</p> <p>(a) designing wind turbine generators to be uniform in colour, size and shape</p> <p>(b) coordinating blade rotation and direction</p> <p>(c) mounting wind turbine generators on tubular towers as opposed to lattice towers.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>
<p>PO 8.5</p> <p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Renewable Energy Facilities (Solar Power)	
<p>PO 9.1</p> <p>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.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>

(a) incorporating wildlife corridors and habitat refuges
 (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.

PO 9.3
 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

DTS/DPF 11.1

Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
Temporary Facilities	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 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	DTS/DPF 3.2 None are applicable.

appropriately designed effluent and run-off facilities that: <ul style="list-style-type: none"> (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. 	
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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	
General Land Use Compatibility		
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.	
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.	
Hours of Operation		
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to: <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. 	DTS/DPF 2.1 Development operating within the following hours:	
	Class of Development	Hours of operation
	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
	Shop, other than any one or combination of the following: (a) restaurant	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday

	(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	
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Overshadowing

<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <p>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>
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<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <ul style="list-style-type: none"> 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) <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
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<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
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<p>PO 3.4</p> <p>Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
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Activities Generating Noise or Vibration

<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.1</p> <p>Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.</p>
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<p>PO 4.2</p> <p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> (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 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
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<p>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</p> <p>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</p> <p>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</p>					
<p>PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <p>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p>				
<p>PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4 Adjacent land is used for residential purposes.</p>				
<p>PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5 None are applicable.</p>				
<p>PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 1162 1489 1375"> <thead> <tr> <th data-bbox="831 1162 1098 1218">Assessment location</th> <th data-bbox="1098 1162 1489 1218">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1218 1098 1375">Externally at the nearest existing or envisaged noise sensitive location</td> <td data-bbox="1098 1218 1489 1375">Less than 8dB above the level of background noise (L_{90,15min}) in any octave band of the sound spectrum (LOCT_{10,15} < LOCT_{90,15} + 8dB)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT _{10,15} < LOCT _{90,15} + 8dB)
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT _{10,15} < LOCT _{90,15} + 8dB)				
Air Quality					
<p>PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1 None are applicable.</p>				
<p>PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <p>(a) incorporating appropriate treatment technology before exhaust emissions are released</p> <p>(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</p>	<p>DTS/DPF 5.2 None are applicable.</p>				
Light Spill					
<p>PO 6.1</p>	<p>DTS/DPF 6.1</p>				

External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	None are applicable.
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

	<ul style="list-style-type: none"> (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.
<p>PO 9.6</p> <p>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.</p>	<p>DTS/DPF 9.6</p> <p>None are applicable.</p>
<p>PO 9.7</p> <p>Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.</p>	<p>DTS/DPF 9.7</p> <p>None are applicable.</p>
Interface with Mines and Quarries (Rural and Remote Areas)	
<p>PO 10.1</p> <p>Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.</p>	<p>DTS/DPF 10.1</p> <p>Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i>.</p>

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Land division:</p> <ul style="list-style-type: none"> (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	
<p>PO 1.1</p> <p>Land division creates allotments suitable for their intended use.</p>	<p>DTS/DPF 1.1</p> <p>Division of land satisfies (a) or (b):</p>

	<p>(a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes</p> <p>(b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.</p>
<p>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.</p>	<p>DTS/DPF 1.2 None are applicable.</p>
Design and Layout	
<p>PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
<p>PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.</p>	<p>DTS/DPF 2.2 None are applicable.</p>
<p>PO 2.3 Land division maximises the number of allotments that face public open space and public streets.</p>	<p>DTS/DPF 2.3 None are applicable.</p>
<p>PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.</p>	<p>DTS/DPF 2.4 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 2.5 None are applicable.</p>
<p>PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.</p>	<p>DTS/DPF 2.6 None are applicable.</p>
<p>PO 2.7 Land division results in legible street patterns connected to the surrounding street network.</p>	<p>DTS/DPF 2.7 None are applicable.</p>
<p>PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.</p>	<p>DTS/DPF 2.8 None are applicable.</p>
Roads and Access	
<p>PO 3.1 Land division provides allotments with access to an all-weather public road.</p>	<p>DTS/DPF 3.1 None are applicable.</p>
<p>PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.</p>	<p>DTS/DPF 3.2 None are applicable.</p>
<p>PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.</p>	<p>DTS/DPF 3.3 None are applicable.</p>
<p>PO 3.4</p>	<p>DTS/DPF 3.4</p>

Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	None are applicable.
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	DTS/DPF 4.6 None are applicable.

feature.	
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2	DTS/DPF 9.2

Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	None are applicable.
PO 9.3 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	DTS/DPF 1.3

Policy24		P&D Code (in effect) Version 2024.13 18/7/2024	
Navigation and access channels are not impaired by marinas and on-water structures.		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 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.

<p>PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <ul style="list-style-type: none"> (a) that support the needs of local residents and workers, particularly in underserved 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. 	<p>DTS/DPF 1.2 None are applicable.</p>
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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	
<p>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.</p>	<p>DTS/DPF 1.1 None are applicable.</p>
<p>PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.</p>	<p>DTS/DPF 1.2 None are applicable.</p>
Water Quality	
<p>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.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
Separation Treatments, Buffers and Landscaping	
<p>PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.</p>	<p>DTS/DPF 3.1 None are applicable.</p>
<p>PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.</p>	<p>DTS/DPF 3.2 None are applicable.</p>

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
<p>PO 1.1</p> <p>Ensure land is suitable for use when land use changes to a more sensitive use.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> 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	DTS/DPF 3.2 None are applicable.

subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	
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.

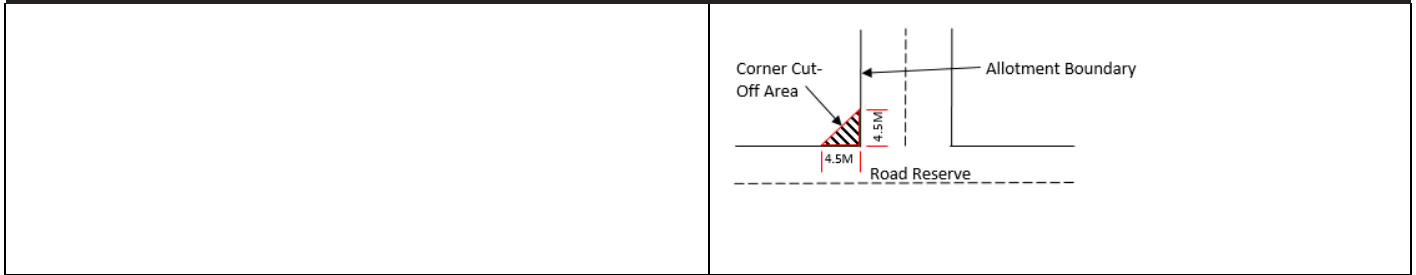
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

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	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.

turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	
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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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	DTS/DPF 6.3 None are applicable.

<p>integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.</p>	
<p>PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.</p>	<p>DTS/DPF 6.4 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 6.5 None are applicable.</p>
<p>PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.</p>
<p>PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.</p>	<p>DTS/DPF 6.7 None are applicable.</p>
<p>Undercroft and Below Ground Garaging and Parking of Vehicles</p>	
<p>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.</p>	<p>DTS/DPF 7.1 None are applicable.</p>
<p>Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks</p>	
<p>PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.</p>	<p>DTS/DPF 8.1 None are applicable.</p>
<p>PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.</p>	<p>DTS/DPF 8.2 None are applicable.</p>
<p>Bicycle Parking in Designated Areas</p>	
<p>PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.</p>	<p>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.</p>
<p>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.</p>	<p>DTS/DPF 9.2 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 9.3 None are applicable.</p>
<p>Corner Cut-Offs</p>	
<p>PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>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:</p>



Heavy Vehicle Parking

<p>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.</p>	<p>DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>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.</p>	<p>DTS/DPF 11.2 Heavy vehicles:</p> <ul style="list-style-type: none"> (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).
<p>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.</p>	<p>DTS/DPF 11.3 None are applicable.</p>

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

Class of Development	Car Parking Rate		Designated Areas
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
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

			<p>transit area</p> <p>Suburban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Suburban Business Zone when the site is also in a high frequency public transit area</p> <p>Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area</p> <p>Suburban Main Street Zone when the site is also in a high frequency public transit area</p> <p>Urban Activity Centre Zone</p>
Non-residential development excluding tourist accommodation	<p>3 spaces per 100 square metres of gross leasable floor area</p> <p>1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop</p>	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	<p>City Living Zone</p> <p>Urban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)</p>
Residential development			
Residential component of a multi-storey building	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>	None specified.	<p>City Living Zone</p> <p>Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham</p> <p>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</p> <p>Urban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p>

			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)

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate
	Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational 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	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	Metropolitan Adelaide
	Strategic Innovation Zone	
	Suburban Activity Centre Zone	
	Suburban Business Zone	
	Suburban Main Street Zone	
	Urban Activity Centre Zone	
	Urban Corridor (Boulevard) Zone	
	Urban Corridor (Business) Zone	
Urban Corridor (Living) Zone		
Urban Corridor (Main Street) Zone		
Urban Neighbourhood Zone		

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage. 	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	

PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2	DTS/DPF 8.2

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

Part 11 - Heritage Places

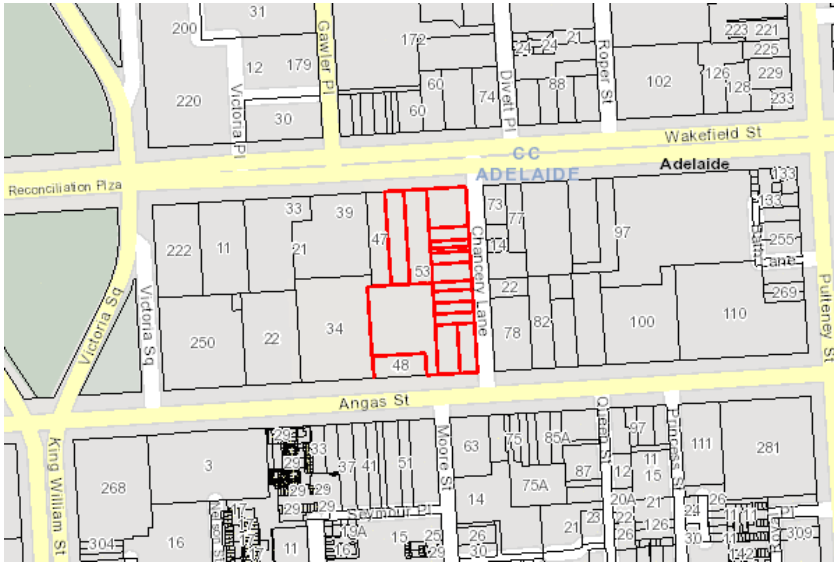
State Heritage Places

Adelaide

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
34 (rear) Angus Street ADELAIDE	Cunningham Memorial Catholic Chapel		1362

Address: 53 WAKEFIELD ST ADELAIDE SA 5000

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



Property Zoning Details

Zone

Capital City

Overlay

- Airport Building Heights (Regulated) (All structures over 110 metres AHD)
- Airport Building Heights (Regulated) (All structures over 120 metres AHD)
- Affordable Housing
- Building Near Airfields
- Design
- Heritage Adjacency
- Hazards (Flooding - Evidence Required)
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree
- State Heritage Place (1362)

Local Variation (TNV)

Maximum Building Height (Metres) (Maximum building height is 53m)

Selected Development(s)

Advertisement

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

Advertisement - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Capital City Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A zone that is the economic and cultural focus of the state supporting a range of residential, employment, community, educational, innovation, recreational, tourism and entertainment facilities generating opportunities for population and employment growth.
DO 2	High intensity and large- scale development with high street walls reinforcing the distinctive grid pattern layout of the city with active non-residential ground level uses to positively contribute to public safety, inclusivity and vibrancy. Design quality of buildings and public spaces is a priority in this zone.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Advertisements	
PO 8.1 Advertisements use simple graphics and are restrained in their size, design and colour, and achieve an overall consistency of design and appearance along individual street frontages.	DTS/DPF 8.1 None are applicable.
PO 8.2 Advertisements along Chesser Street, French Street and Coromandel Place are located below verandah level of the ground floor.	DTS/DPF 8.2 Along Chesser Street, French Street and Coromandel Place, advertisements are not located more than 3.7m above natural ground level or an abutting footpath or street.
Public Realm	
PO 10.1 Development in the public realm where it: (a) does not present a safety risk to pedestrians or other users of the public road (b) does not interrupt pedestrian movement (c) does not interfere with existing infrastructure or services on the street (d) positively contributes to the vibrancy of the area (e) is consistent with the outcomes of the zone.	DTS/DPF 10.1 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. 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: <ol style="list-style-type: none"> 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): <ol style="list-style-type: none"> (a) advertisement (b) child care facility (c) consulting room (d) dwelling (e) office (f) residential flat building (g) shop (h) student accommodation (i) temporary public service depot. 	Except development that exceeds the maximum building height specified in Capital City Zone DTS/DPF 4.1.
4. Any development involving any of the following (or of any combination of any of the following): <ol style="list-style-type: none"> (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) retaining wall (k) shade sail (l) solar photovoltaic panels (roof mounted) 	None specified.

Class of Development (Column A)	Exceptions (Column B)
(m) swimming pool or spa pool and associated swimming pool safety features (n) tree damaging activity (o) verandah (p) water tank.	
5. 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).
6. 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.
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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 <i>Airport Building Heights (Regulated) Overlay</i> (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> .	The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> 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.

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.3 Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.	DTS/DPF 1.3 The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.

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
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			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.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development which in the opinion of the relevant authority materially affects the context within which the State Heritage Place is situated.	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	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.

State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the <i>Heritage Places Act 1993</i> .

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 The form of new buildings and structures maintains the heritage values of the State Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the State Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.3 Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the State Heritage Place.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is consistent with boundary setbacks and setting.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the State Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.6 New buildings and structures are not placed or erected between the primary and secondary street boundaries and the façade of a State Heritage Place.	DTS/DPF 1.6 None are applicable.
Ancillary Development	
PO 3.3 Advertising and advertising hoardings are designed and located to complement the State Heritage Place, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting.	DTS/DPF 3.3 None are applicable.
Landscape Context and Streetscape Amenity	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or	DTS/DPF 5.1 None are applicable.

(b) trees / plantings are significantly diseased and their life expectancy is short.	
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Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where:</p> <ul style="list-style-type: none"> (a) the development is to be undertaken in accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i> or (b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral <p>any of the following classes of development:</p> <ul style="list-style-type: none"> (a) demolition of internal or external significant building fabric (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (c) alterations or additions to buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of a State Heritage Place or (iii) involve substantive physical impact to the fabric of significant buildings; (d) new buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of the State Heritage Place (e) conservation repair works that are not representative of 'like for like' maintenance (f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (g) land division 	<p>Minister responsible for the administration of the <i>Heritage Places Act 1993</i>.</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Places.</p>	<p>Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

<ul style="list-style-type: none"> (h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place (i) the removal of an individual tree or a tree within a garden or park of identified heritage significance. 			
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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	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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.

	<ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p>	<p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <ul style="list-style-type: none"> (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.
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land that meet at least one of the following:</p> <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
<p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
Proliferation of Advertisements	
<p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p>
<p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>
<p>PO 2.3</p> <p>Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.3</p> <p>Advertisements satisfy all of the following:</p>

	<ul style="list-style-type: none"> (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.
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Advertising Content

<p>PO 3.1</p> <p>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.</p>	<p>DTS/DPF 3.1</p> <p>Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p>
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Amenity Impacts

<p>PO 4.1</p> <p>Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1</p> <p>Advertisements do not incorporate any illumination.</p>
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Safety

<p>PO 5.1</p> <p>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.</p>	<p>DTS/DPF 5.1</p> <p>Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
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<p>PO 5.2</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2</p> <p>No advertisement illumination is proposed.</p>
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<p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (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 
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<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p>
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<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> (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
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	<ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6</p> <p>Advertising:</p> <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

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
<p>PO 1.1</p> <p>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.</p>	<p>DTS/DPF 1.1</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

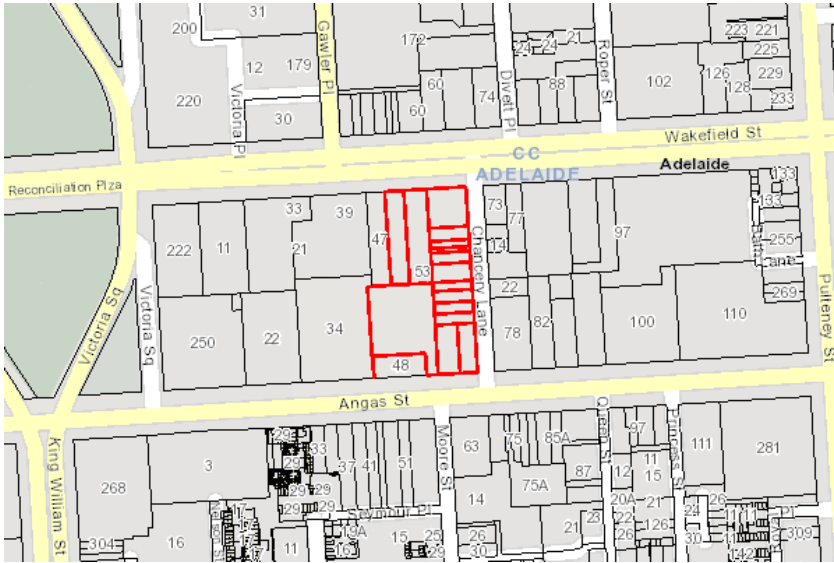
Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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.

Address: 53 WAKEFIELD ST ADELAIDE SA 5000

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



Property Zoning Details

Zone

Capital City

Overlay

- Airport Building Heights (Regulated) *(All structures over 110 metres AHD)*
- Airport Building Heights (Regulated) *(All structures over 120 metres AHD)*
- Affordable Housing
- Building Near Airfields
- Design
- Heritage Adjacency
- Hazards (Flooding - Evidence Required)
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree
- State Heritage Place (1362)

Local Variation (TNV)

Maximum Building Height (Metres) *(Maximum building height is 53m)*

Demolition - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Capital City Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A zone that is the economic and cultural focus of the state supporting a range of residential, employment, community,

	educational, innovation, recreational, tourism and entertainment facilities generating opportunities for population and employment growth.
DO 2	High intensity and large- scale development with high street walls reinforcing the distinctive grid pattern layout of the city with active non-residential ground level uses to positively contribute to public safety, inclusivity and vibrancy. Design quality of buildings and public spaces is a priority in this zone.

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: <ol style="list-style-type: none"> 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): <ol style="list-style-type: none"> (a) advertisement (b) child care facility (c) consulting room (d) dwelling (e) office (f) residential flat building (g) shop (h) student accommodation (i) temporary public service depot. 	Except development that exceeds the maximum building height specified in Capital City Zone DTS/DPF 4.1.

Class of Development (Column A)	Exceptions (Column B)
4. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (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) retaining wall (k) shade sail (l) solar photovoltaic panels (roof mounted) (m) swimming pool or spa pool and associated swimming pool safety features (n) tree damaging activity (o) verandah (p) water tank. 	None specified.
5. Demolition.	Except any of the following: <ul style="list-style-type: none"> 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).
6. 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

State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1	Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the <i>Heritage Places Act 1993</i> .
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Landscape Context and Streetscape Amenity	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.	DTS/DPF 5.1 None are applicable.
Demolition	
PO 6.1 State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply: (a) the portion of the State Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or (b) the structural condition of the State Heritage Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.	DTS/DPF 6.1 None are applicable.
Conservation Works	
PO 7.1 Conservation works to the exterior and interior of a State Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 None are applicable.

Procedural Matters (PM) - Referrals

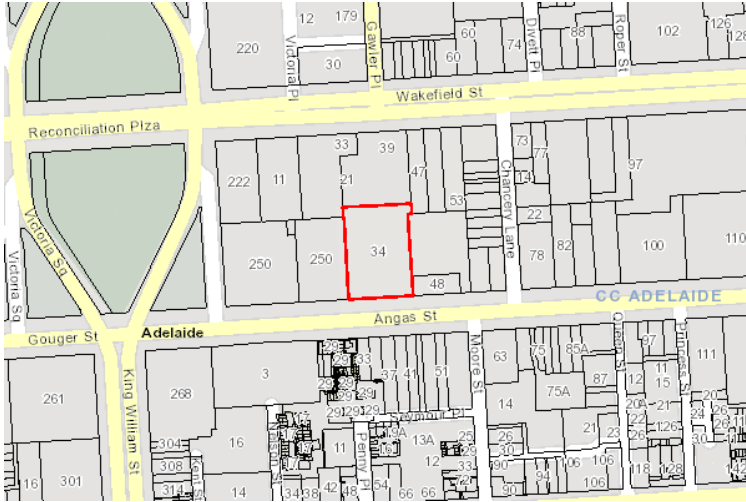
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where: (a) the development is to be undertaken in	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on	Development of a class to which

<p>accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i> or</p> <p>(b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral</p> <p>any of the following classes of development:</p> <p>(a) demolition of internal or external significant building fabric</p> <p>(b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place</p> <p>(c) alterations or additions to buildings that:</p> <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of a State Heritage Place or (iii) involve substantive physical impact to the fabric of significant buildings; <p>(d) new buildings that:</p> <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of the State Heritage Place <p>(e) conservation repair works that are not representative of 'like for like' maintenance</p> <p>(f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place</p> <p>(g) land division</p> <p>(h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place</p> <p>(i) the removal of an individual tree or a tree within a garden or park of identified heritage significance.</p>		<p>the potential impacts of development on State Heritage Places.</p>	<p>Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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Address: 34 ANGAS ST ADELAIDE SA 5000

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



Property Zoning Details

Zone

Capital City

Overlay

Airport Building Heights (Regulated) (*All structures over 110 metres AHD*)
 Affordable Housing
 Building Near Airfields
 Design
 Heritage Adjacency
 Hazards (Flooding - Evidence Required)
 Noise and Air Emissions
 Prescribed Wells Area
 Regulated and Significant Tree
 State Heritage Place (1361)
 State Heritage Place (1362)

Local Variation (TNV)

Maximum Building Height (Metres) (*Maximum building height is 53m*)
 Concept Plan (*Concept Plan 79 - Primary Pedestrian Area*)

Development Pathways

■ Capital City

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
- Fence and retaining wall structure
- Partial demolition of a building or structure
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Temporary public service depot
- 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.
 - Consulting room
 - Office
 - 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
 - Consulting room
 - Demolition
 - Dwelling
 - 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

Capital City Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A zone that is the economic and cultural focus of the state supporting a range of residential, employment, community, educational, innovation, recreational, tourism and entertainment facilities generating opportunities for population and employment growth.
DO 2	High intensity and large- scale development with high street walls reinforcing the distinctive grid pattern layout of the city with active non-residential ground level uses to positively contribute to public safety, inclusivity and vibrancy. Design quality of buildings and public spaces is a priority in this zone.

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 A vibrant mix of residential, retail, community, commercial and professional services, civic and cultural, health, educational,	DTS/DPF 1.1 The following types of development, or combinations thereof, are envisaged:

<p>recreational, tourism and entertainment facilities.</p>	<ul style="list-style-type: none"> (a) Advertisement (b) Child care facility (c) Consulting Room (d) Dwelling (e) Educational facility (f) Hospital (g) Hotel (h) Licensed Premises (i) Library (j) Office (k) Supported Accommodation (l) Residential Flat Building (m) Shop (n) Student Accommodation (o) Tourist accommodation.
<p>PO 1.2 Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality.</p>	<p>DTS/DPF 1.2 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:</p> <ul style="list-style-type: none"> (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 10m 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 30m 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 250m² and has direct frontage to an arterial road, it achieves either (i) or (ii): <ul style="list-style-type: none"> (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.
<p>Activation</p>	
<p>PO 2.1 Non-residential land uses at ground floor level such as shops and restaurants support and maximise pedestrian activity to provide visual interest and positively contribute to public safety, walkability and vibrancy.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
<p>PO 2.2 Development:</p> <ul style="list-style-type: none"> (a) contributes to the activation of the public realm by presenting an attractive human scaled pedestrian-oriented frontage at ground level that adds interest and vibrancy; 	<p>DTS/DPF 2.2 None are applicable.</p>

<p>(b) maintains a sense of openness to the sky for pedestrians and allow sunlight access to the public realm;</p> <p>(c) provides a clear sense of address to each building.</p>	
<p>PO 2.3</p> <p>Land uses typically open during night time hours incorporate activities along street frontages at ground level that encourage day time activation compatible with surrounding land uses.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Shopfronts incorporating security features such as security grilles and shutters are designed to allow visual permeability into the premises, allow for light spill onto the street, and complement the appearance of the building's frontage.</p>	<p>DTS/DPF 2.4</p> <p>Grilles, shutters or similar security features with at least 75% permeability.</p>
Built form and Character	
<p>PO 3.1</p> <p>A contextual design response that manages differences in scale and building proportions to maintain a cohesive streetscape and frame city streets.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable</p>
<p>PO 3.2</p> <p>Buildings:</p> <p>(a) are designed to reinforce the prevailing datum heights and parapet levels of the street through design elements that provide a clear distinction between levels above and below the prevailing datum line;</p> <p>(b) where located in an existing low-rise context, are designed to include a podium/street wall height and upper level setback that:</p> <ul style="list-style-type: none"> (i) relates to the scale and context of adjoining built form; (ii) provides a human scale at street level; (iii) creates a well-defined and continuity of frontage; (iv) gives emphasis and definition to street corners to clearly define the street grid; and (v) contributes to the interest, vitality and security of the pedestrian environment. 	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Building façades are strongly modelled, incorporate a vertical composition which reflects the proportions of existing frontages, and ensure that architectural detailing is consistent around corners and along minor streets and laneways.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable</p>
<p>PO 3.4</p> <p>Development along The Terraces (North, East, South and West) is designed to positively contribute to a continuous built form to frame the Park Lands and city edge.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>Development along the city's boulevards (as identified in Capital City Zone Table 5.1):</p> <p>(a) built to the street boundary at lower levels to reinforce the City's grid layout and frame the boulevard</p> <p>(b) designed to provide a sense of arrival into the City and strongly define junctions where located on a corner site.</p>	<p>DTS/DPF 3.5</p> <p>None are applicable.</p>
<p>PO 3.6</p>	<p>DTS/DPF 3.6</p>

Development avoids activities that result in a gap in the built form along a public road or thoroughfare (such as an open lot car park) for an extended period of time to minimise negative impacts on streetscape continuity.	None are applicable.
PO 3.7 Development along the city's boulevards (as identified in Capital City Zone Table 5.1) is designed to maximise views to the Park Lands and not clutter existing view corridors to the Adelaide Hills when viewed from the public realm.	DTS/DPF 3.7 None are applicable.
PO 3.8 Development fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares is designed to provide a comfortable pedestrian and recreation environment by enabling direct sunlight to a majority of the Square.	DTS/DPF 3.8 Development enables direct sunlight to a minimum of 75% of the landscaped part of each Square at the September equinox.
PO 3.9 Development fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares is designed to reinforce the enclosure of the Squares with a continuous built-form with no upper level setbacks.	DTS/DPF 3.9 None are applicable.
PO 3.10 Provision of outdoor eating and drinking facilities associated with cafes and restaurants fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares positively contributes to activity and creates a focus for leisure in the Squares.	DTS/DPF 3.10 None are applicable.
PO 3.11 Development along minor streets and laneways is informed by its local context to maintain the prevailing built form pattern and structure, and designed to provide a sense of enclosure, and enable fine-grain uses at street level to create an intimate, active, inclusive and walkable public realm.	DTS/DPF 3.11 None are applicable.
PO 3.12 Buildings north of the City Main Street Zone are designed to enable natural sunlight access to the southern footpath of the main street.	DTS/DPF 3.12 Buildings north of the City Main Street Zone that cast a shadow on the southern footpath of the main street incorporate narrow and setback tower elements and provide spaces between buildings.
PO 3.13 Buildings are adaptable and flexible to accommodate a range of land uses.	DTS/DPF 3.13 The ground floor of buildings has a minimum floor to ceiling height of 3.5m.

Building Height

PO 4.1 Building height is consistent with the form expressed in any relevant <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> or positively responds to the local context and achieves the desired outcomes of the Zone.	<p>DTS/DPF 4.1 Development does not exceed the following building heights:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <th style="text-align: center;">Maximum Building Height (Metres)</th> </tr> <tr> <td style="text-align: center;">Maximum building height is 53m</td> </tr> </table> <p>In relation to DTS/DPF 4.1, in instances where:</p> <ul style="list-style-type: none"> (a) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> 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 	Maximum Building Height (Metres)	Maximum building height is 53m
Maximum Building Height (Metres)			
Maximum building height is 53m			

	<p>(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.</p>
<p>PO 4.2 Development exceeding the building height specified in the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and the <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> is generally not contemplated unless:</p> <p>(a) the development provides for the retention, conservation and reuse of a building that:</p> <ul style="list-style-type: none"> (i) is a State or local heritage place and the heritage values of the place will be maintained (ii) provides a notable positive contribution to the character of the local area <p>or</p> <p>(b) the building incorporates measures that provide for a substantial additional gain in sustainability and it demonstrates at least four of the following are met:</p> <ul style="list-style-type: none"> (i) the development provides an orderly transition up to an existing taller building or prescribed maximum height in an adjacent Zone or building height area on the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> (ii) incorporates high quality open space that is universally accessible and directly connected to, and well integrated with, public realm areas of the street (iii) Incorporates high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site to the surrounding pedestrian network (iv) provides higher amenity through provision of private open space in excess of minimum requirements by 25 percent for at least 50 percent of dwellings (v) no on site car parking is provided (vi) at least 75% of the ground floor street fronts of the building are active frontages (vii) the building has frontage to a public road that abuts the Adelaide Park Lands; (viii) where the development includes housing, at least 15% of the dwellings are affordable housing (ix) the impact on adjacent properties is no greater than a building of the maximum height on the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> in relation to sunlight access and overlooking. 	<p>DTS/DPF 4.2 None are applicable.</p>
<p>PO 4.3 Buildings designed to achieve optimal height and floor space yields.</p>	<p>DTS/DPF 4.3 New development has a minimum building height of:</p> <ul style="list-style-type: none"> (a) not less than half of the maximum building height specified in DTS/DPF 4.1, or 8 building levels (with a minimum of 28m) in instances where 'No prescribed height limit' is specified in DTS/DPF 4.1; or (b) within the City Frame Subzone: 3 building levels (with a minimum of 11.5m), or 4 building levels (with a minimum of 15m) on sites fronting South Terrace <p>other than where:</p>

	<ul style="list-style-type: none"> (a) a lower building height is necessary to achieve compliance with the Commonwealth Airports (Protection of Airspace) Regulations (b) the site of the development adjoins the City Living Zone and a lesser building height is required to positively manage the interface with low-rise residential development (c) the site of the development adjoins a heritage place, or contains a heritage place or (d) the development includes the construction of a building in the same, or substantially the same, position as a building which was demolished, as a result of significant damage caused by an event within the previous three years where the new building has the same, or substantially the same, layout and external appearance as the previous building.
Interface	
<p>PO 5.1 Development is designed to manage the interface with residential uses in the City Living Zone:</p> <ul style="list-style-type: none"> (a) in relation to building proportions, massing, and overshadowing; and (b) by avoiding land uses, or intensity of land uses, that unduly impact residential amenity (including licensed premises). 	<p>DTS/DPF 5.1 None are applicable.</p>
<p>PO 5.2 Parts of a development exceed the maximum building height specified in DTS/DPF 4.1 and adjoin the City Living Zone boundaries are designed to minimise negative visual and amenity impacts to residential living areas and outdoor open space.</p>	<p>DTS/DPF 5.2 Parts of a building above the maximum building height specified in DTS/DPF 4.1 include additional setbacks, avoid tall sheer walls, centrally locate taller elements, and provide variation of light and shadow through articulation.</p>
Movement	
<p>PO 6.1 Access to, and movement within, the Capital City Zone to be universally accessible, easy, safe, comfortable, convenient and legible for people of all abilities, with priority given to pedestrians and cyclists.</p>	<p>DTS/DPF 6.1 None are applicable.</p>
Access	
<p>PO 7.1 Vehicular access points are associated with multi-level and/or non-ancillary car parks located to minimise disruption to traffic flow.</p>	<p>DTS/DPF 7.1 Vehicular access points associated with multi-level and/or non-ancillary car parks are located on a secondary road frontage, or utilise an existing crossover.</p>
<p>PO 7.2 Development designed so that vehicle access points for parking, servicing or deliveries, and pedestrian access to a site, are located to minimise interrupting the operation of and queuing on public roads and pedestrian paths.</p>	<p>DTS/DPF 7.2 None are applicable.</p>
Advertisements	
<p>PO 8.1 Advertisements use simple graphics and are restrained in their size, design and colour, and achieve an overall consistency of design and appearance along individual street frontages.</p>	<p>DTS/DPF 8.1 None are applicable.</p>
<p>PO 8.2 Advertisements along Chesser Street, French Street and Coromandel Place are located below verandah level of the ground floor.</p>	<p>DTS/DPF 8.2 Along Chesser Street, French Street and Coromandel Place, advertisements are not located more than 3.7m above natural ground level or an abutting footpath or street.</p>
Concept Plans	

<p>PO 9.1</p> <p>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.</p>	<p>DTS/DPF 9.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table border="1" data-bbox="831 190 1527 257"> <thead> <tr> <th data-bbox="831 190 1527 219">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 219 1527 257">Concept Plan 79 - Primary Pedestrian Area</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 9.1, in instances where:</p> <ul style="list-style-type: none"> (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 9.1 is met. 	Description	Concept Plan 79 - Primary Pedestrian Area
Description			
Concept Plan 79 - Primary Pedestrian Area			
Public Realm			
<p>PO 10.1</p> <p>Development in the public realm where it:</p> <ul style="list-style-type: none"> (a) does not present a safety risk to pedestrians or other users of the public road (b) does not interrupt pedestrian movement (c) does not interfere with existing infrastructure or services on the street (d) positively contributes to the vibrancy of the area (e) is consistent with the outcomes of the zone. 	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>		

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)
<p>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.</p>	<p>None specified.</p>
<p>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.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 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).

Class of Development (Column A)	Exceptions (Column B)
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) advertisement (b) child care facility (c) consulting room (d) dwelling (e) office (f) residential flat building (g) shop (h) student accommodation (i) temporary public service depot. 	Except development that exceeds the maximum building height specified in Capital City Zone DTS/DPF 4.1.
4. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (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) retaining wall (k) shade sail (l) solar photovoltaic panels (roof mounted) (m) swimming pool or spa pool and associated swimming pool safety features (n) tree damaging activity (o) verandah (p) water tank. 	None specified.
5. Demolition.	Except any of the following: <ul style="list-style-type: none"> 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).
6. 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.	

Table 5.1 - City Boulevards

West Terrace, North Terrace, East Terrace, South Terrace, Currie Street, Grenfell Street, Franklin Street, Flinders Street, Grote Street, Wakefield Street, Morphett Street, King William Street and Pulteney Street.

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 None are applicable.
Built Form and Character	
PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality.	DTS/DPF 2.1 None are applicable.
Affordable Housing Incentives	
PO 3.1 To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.	DTS/DPF 3.1 The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.
PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.	DTS/DPF 3.2 Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:

	<ul style="list-style-type: none"> (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development.
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Movement and Car Parking

<p>PO 4.1</p> <p>Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p>	<p>DTS/DPF 4.1</p> <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <ul style="list-style-type: none"> (a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (ii) is within 400 metres of a bus interchange⁽¹⁾ (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾ (iv) is within 400 metres of a passenger rail station⁽¹⁾ (v) is within 400 metres of a passenger tram station⁽¹⁾ (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling. <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p>
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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 the applicant for the development is the South	Minister responsible for administering the	To provide	Development

<p>Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division):</p> <ul style="list-style-type: none"> (a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing or (b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1 or (c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments 	<p><i>South Australian Housing Trust Act 1995.</i></p>	<p>direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.</p>	<p>of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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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	
<p>PO 1.1</p> <p>Building height does not pose a hazard to the operation of a certified or registered aerodrome.</p>	<p>DTS/DPF 1.1</p> <p>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.</p> <p>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.</p>
<p>PO 1.2</p> <p>Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.</p>	<p>DTS/DPF 1.2</p> <p>Development does not include exhaust stacks.</p>

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
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<p>Any of the following classes of development:</p> <p>(a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i></p> <p>(b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i>.</p>	<p>The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.</p>	<p>To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.</p>	<p>Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.</p>	<p>DTS/DPF 1.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.
<p>PO 1.2</p> <p>Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.</p>	<p>DTS/DPF 1.2</p> <p>All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft:</p> <ul style="list-style-type: none"> (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary.
<p>PO 1.3</p>	<p>DTS/DPF 1.3</p>

Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.	The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.
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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

Design Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Medium to high rise buildings and state significant development demonstrate high quality design.	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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<p>Except where the development comprises a variation to an application that has either been:</p> <ul style="list-style-type: none"> (a) previously referred to the Government Architect or Associate Government Architect or (b) given development authorisation under the <i>Planning, Development and Infrastructure Act 2016</i> or <i>Development Act 1993</i> and (c) the variation to that application is, in the opinion of the relevant authority, minor in nature or would not warrant a referral when considering the purpose of the referral <p>any of the following classes of development:</p> <ul style="list-style-type: none"> (a) development within the area of the overlay located within the Corporation of the City of Adelaide where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$10,000,000 (b) development within the area of the overlay located within the City of Port Adelaide Enfield where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$3 000 000 (c) development within all other areas of the overlay that involves the erection or construction of a building that exceeds 4 building levels. 	<p>Government Architect or Associate Government Architect</p>	<p>To provide expert design advice to the relevant authority on how the development:</p> <ul style="list-style-type: none"> (a) responds to its surrounding context and contributes to the quality and character of a place (b) contributes to inclusiveness, connectivity, and universal design of the built environment (c) enables buildings and places that are fit for purpose, adaptable and long-lasting (d) adds value by positively contributing to places and communities (e) optimises performance and public benefit (f) supports sustainable and environmentally responsible development. 	<p>Development of a class to which Schedule 9 clause 3 item 22 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: <ul style="list-style-type: none"> (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb
Environmental Protection	
PO 2.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building.	DTS/DPF 2.1 Development does not involve the storage of hazardous materials.

Procedural Matters (PM) - Referrals

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

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

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development which in the opinion of the relevant authority materially affects the context within which the State Heritage Place is situated.	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	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.
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Noise and Air Emissions Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Community health and amenity is protected from adverse impacts of noise and air emissions.

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	
<p>PO 1.1</p> <p>Sensitive receivers adjoining high noise and/or air pollution sources are designed and sited to shield sensitive receivers from the emission source using measures such as:</p> <ul style="list-style-type: none"> (a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers (b) within individual buildings, placing rooms more sensitive to air quality and noise impacts (such as living rooms and bedrooms) further away from the emission source (c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met (d) the use of building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades). 	<p>DTS/DPF 1.1</p> <p>Sensitive receivers satisfy all of the following:</p> <ul style="list-style-type: none"> (a) do not adjoin a: <ul style="list-style-type: none"> (i) Designated Road: Type A (ii) Designated Road Corridor: Type B (iii) Designated Road: Type R (iv) Train Corridor (v) Tram Corridor (b) adjoining development incorporating music includes noise attenuation measures to achieve a noise level in any bedroom exposed to music noise (L10) less than: <ul style="list-style-type: none"> (i) 8 dB above the level of background noise (L90,15 min) in any octave band of the sound spectrum; and (ii) 5 dB(A) above the level of background noise (LA90,15 min) for the overall (sum of all octave bands) A-weighted levels.
<p>PO 1.2</p> <p>Development incorporating a sensitive receiver adjoining high air pollution sources use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants.</p>	<p>DTS/DPF 1.2</p> <p>Sensitive receivers do not adjoin any of the following:</p> <ul style="list-style-type: none"> (a) Designated Road: Type A (b) Designated Road: Type B (c) Designated Road: Type R (d) Train Corridor (e) Tram Corridor.
<p>PO 1.3</p> <p>Development incorporating a sensitive receiver adjoining high noise and/or air pollution sources locates private open space (including ground level courtyards and balconies), common open space and outdoor play areas within educational facilities and child care facilities away from the emission source.</p>	<p>DTS/DPF 1.3</p> <p>Open space associated with a sensitive receiver is not adjoining any of the following:</p> <ul style="list-style-type: none"> (a) Designated Road: Type A (b) Designated Road: Type B

	<ul style="list-style-type: none"> (c) Designated Road: Type R (d) Train Corridor (e) Tram Corridor (f) Development incorporating music.
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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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.

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 <i>Landscape South Australia Act 2019</i> :	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i> .	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure	Development of a class to which Schedule 9

<ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry. 		development is undertaken sustainably.	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 <i>Landscape South Australia Act 2019</i> .			

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: <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: <ul style="list-style-type: none"> (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 <i>National Parks and Wildlife Act 1972</i> 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):	DTS/DPF 1.3 None are applicable.

<p>(a) tree damaging activity is only undertaken to:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <ul style="list-style-type: none"> (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 <p>(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.</p>	
<p>PO 1.4 A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 1.4 None are applicable.</p>
<p>Ground work affecting trees</p>	
<p>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.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
<p>Land Division</p>	
<p>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.</p>	<p>DTS/DPF 3.1 Land division where:</p> <ul style="list-style-type: none"> (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
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			Reference
None	None	None	None

State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the <i>Heritage Places Act 1993</i> .

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 The form of new buildings and structures maintains the heritage values of the State Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the State Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.3 Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the State Heritage Place.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is consistent with boundary setbacks and setting.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the State Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.6 New buildings and structures are not placed or erected between the primary and secondary street boundaries and the façade of a State Heritage Place.	DTS/DPF 1.6 None are applicable.
PO 1.7 Development of a State Heritage Place retains elements contributing to its heritage value.	DTS/DPF 1.7 None are applicable.
Alterations and Additions	
PO 2.1 Alterations and additions complement the State Heritage Place and are	DTS/DPF 2.1 None are applicable.

<p>sited to be unobtrusive, not conceal or obstruct heritage features and detailing, or dominate the State Heritage Place or its setting.</p>	
<p>PO 2.2 Adaptive reuse and revitalisation of State Heritage Places to support their retention in a manner that respects and references the original use of the State Heritage Place.</p>	<p>DTS/DPF 2.2 None are applicable.</p>
<p>Ancillary Development</p>	
<p>PO 3.1 Ancillary development, including carports, outbuildings and garages, complement the heritage values of the State Heritage Place.</p>	<p>DTS/DPF 3.1 None are applicable.</p>
<p>PO 3.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the State Heritage Place.</p>	<p>DTS/DPF 3.2 None are applicable.</p>
<p>PO 3.3 Advertising and advertising hoardings are designed and located to complement the State Heritage Place, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting.</p>	<p>DTS/DPF 3.3 None are applicable.</p>
<p>PO 3.4 Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the State Heritage Place.</p>	<p>DTS/DPF 3.4 None are applicable.</p>
<p>Land Division</p>	
<p>PO 4.1 Land division creates allotments that:</p> <ul style="list-style-type: none"> (a) maintain the heritage values of the State Heritage Place, including setting (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place. 	<p>DTS/DPF 4.1 None are applicable.</p>
<p>Landscape Context and Streetscape Amenity</p>	
<p>PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless:</p> <ul style="list-style-type: none"> (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short. 	<p>DTS/DPF 5.1 None are applicable.</p>
<p>Demolition</p>	
<p>PO 6.1 State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply:</p> <ul style="list-style-type: none"> (a) the portion of the State Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or (b) the structural condition of the State Heritage Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair. 	<p>DTS/DPF 6.1 None are applicable.</p>
<p>Conservation Works</p>	

PO 7.1 Conservation works to the exterior and interior of a State Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 None are applicable.
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Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where:</p> <ul style="list-style-type: none"> (a) the development is to be undertaken in accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i> or (b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral <p>any of the following classes of development:</p> <ul style="list-style-type: none"> (a) demolition of internal or external significant building fabric (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (c) alterations or additions to buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of a State Heritage Place or (iii) involve substantive physical impact to the fabric of significant buildings; (d) new buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of the State Heritage Place (e) conservation repair works that are not representative of 'like for like' maintenance (f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (g) land division (h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place (i) the removal of an individual tree or a tree within a garden or park of identified heritage significance. 	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on the potential impacts of development on 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.

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: <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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	DTS/DPF 5.1

<p>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.</p>	<p>Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
<p>PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2 No advertisement illumination is proposed.</p>
<p>PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.3 Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (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  <p>The diagram illustrates a corner cut-off area at a road junction. A dashed line represents the 'Allotment Boundary'. A shaded triangular area at the corner is labeled 'Corner Cut-Off Area'. Two dimensions of 4.5M are shown: one along the road edge and one perpendicular to it, defining the extent of the cut-off area. A 'Road Reserve' is also indicated by a dashed line.</p>
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>DTS/DPF 5.5 Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>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.</p>	<p>DTS/DPF 5.6 Advertising:</p> <ul style="list-style-type: none"> (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	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.

(b) orientating openings away from sensitive receivers.	
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 <i>Aquaculture Act 2001</i> .
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 <i>Aquaculture Act 2001</i> .
PO 1.4	DTS/DPF 1.4

Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> .
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 <i>Aquaculture Act 2001</i> .
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 <i>Aquaculture Act 2001</i> .
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 <i>Aquaculture Act 2001</i> .
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	DTS/DPF 2.6 None are applicable.

environment.	
<p>PO 2.7</p> <p>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 2.7</p> <p>None are applicable.</p>
<p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.</p>	<p>DTS/DPF 2.8</p> <p>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</p>
<p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>DTS/DPF 2.9</p> <p>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</p>
<p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>
<p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 2.11</p> <p>The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.</p>
Navigation and Safety	
<p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p>	<p>DTS/DPF 3.1</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p>
<p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p>	<p>DTS/DPF 3.2</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p>
Environmental Management	
<p>PO 4.1</p> <p>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>

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 <i>Aquaculture Act 2001</i> .

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	

<p>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.</p>	<p>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:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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.
<p>Buffers and Landscaping</p>	
<p>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.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
<p>PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.</p>	<p>DTS/DPF 2.2 None are applicable.</p>
<p>Access and Parking</p>	
<p>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.</p>	<p>DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.</p>
<p>Slipways, Wharves and Pontoons</p>	
<p>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.</p>	<p>DTS/DPF 4.1 None are applicable.</p>

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: <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (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 (<u>in the form of verandahs, awnings, canopies and the like, with adequate lighting</u>) 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

<p>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:</p> <ul style="list-style-type: none"> (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. 	<p>Development does not incorporate any structures that protrude beyond the roofline.</p>
<p>PO 1.5</p> <p>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.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
Safety	
<p>PO 2.1</p> <p>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.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is designed to differentiate public, communal and private areas.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>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.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
Landscaping	
<p>PO 3.1</p> <p>Soft landscaping and tree planting is incorporated to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>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.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
Environmental Performance	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	
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 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	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the

from public roads and public open space to minimise visual impacts.	low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> (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.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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	
<p>PO 11.1</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 11.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
<p>PO 11.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and amenity	
<p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1</p> <p>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>
<p>PO 12.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
Ancillary Development	

PO 13.1

Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

DTS/DPF 13.1

Ancillary buildings:

- (a) are ancillary to a dwelling erected on the same site
- (b) have a floor area not exceeding 60m²
- (c) are not constructed, added to or altered so that any part is situated:
 - (i) in front of any part of the building line of the dwelling to which it is ancillary
or
 - (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
- (d) in the case of a garage or carport, the garage or carport:
 - (i) is set back at least 5.5m from the boundary of the primary street
 - (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
 - A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
 - B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width
- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
 - (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
 - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary
- (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure
- (h) have a wall height or post height not exceeding 3m above natural ground level (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.

	<p>(l) in relation to ancillary accommodation in the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.</p>						
<p>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.</p>	<p>DTS/DPF 13.2 Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> (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. 						
<p>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.</p>	<p>DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> (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. 						
<p>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.</p>	<p>DTS/DPF 13.4 Non-residential ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: <table border="1" data-bbox="906 1032 1206 1128"> <thead> <tr> <th>Allotment size</th> <th>Floor area</th> </tr> </thead> <tbody> <tr> <td>≤500m²</td> <td>60m²</td> </tr> <tr> <td>>500m²</td> <td>80m²</td> </tr> </tbody> </table> (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 	Allotment size	Floor area	≤500m ²	60m ²	>500m ²	80m ²
Allotment size	Floor area						
≤500m ²	60m ²						
>500m ²	80m ²						

	(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
Garage appearance	
<p>PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 14.1 Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
<p>PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 15.1 None are applicable</p>
Dwelling additions	
<p>PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p>	<p>DTS / DPF 16.1 Dwelling additions:</p> <ul style="list-style-type: none"> (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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	

<p>PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
<p>Water Sensitive Design</p>	
<p>PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (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.
<p>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.</p>	<p>DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings:</p> <ul style="list-style-type: none"> (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.
<p>Car parking, access and manoeuvrability</p>	
<p>PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (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): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.2 Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (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
<p>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.</p>	<p>DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p>
<p>PO 19.4 Vehicle access is safe, convenient, minimises interruption to the</p>	<p>DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b):</p>

operation of public roads and does not interfere with street infrastructure or street trees.

- (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land
- (b) where newly proposed:
 - (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads
 - (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing
 - (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.

PO 19.5
 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 and battle-axe development											
Amenity											
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Number of bedrooms</th> <th style="text-align: left;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.										
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.										
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.										
Communal Open Space											
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.										
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.										

<p>PO 23.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	<p>DTS/DPF 23.3</p> <p>None are applicable.</p>
<p>PO 23.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 23.4</p> <p>None are applicable.</p>
<p>PO 23.5</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 23.5</p> <p>None are applicable.</p>
Carparking, access and manoeuvrability	
<p>PO 24.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 24.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <ul style="list-style-type: none"> (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.
<p>PO 24.2</p> <p>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.</p>	<p>DTS/DPF 24.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 24.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (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.
<p>PO 24.4</p> <p>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.4</p> <p>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.</p>
<p>PO 24.5</p> <p>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.</p>	<p>DTS/DPF 24.5</p> <p>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.</p>
<p>PO 24.6</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 24.6</p> <p>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.</p>

Soft Landscaping	
<p>PO 25.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 25.1</p> <p>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.</p>
<p>PO 25.2</p> <p>Soft landscaping is provided that improves the appearance of common driveways.</p>	<p>DTS/DPF 25.2</p> <p>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).</p>
Site Facilities / Waste Storage	
<p>PO 26.1</p> <p>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.</p>	<p>DTS/DPF 26.1</p> <p>None are applicable.</p>
<p>PO 26.2</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 26.2</p> <p>None are applicable.</p>
<p>PO 26.3</p> <p>Provision is made for suitable household waste and recyclable material storage facilities which are:</p> <ul style="list-style-type: none"> (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. 	<p>DTS/DPF 26.3</p> <p>None are applicable.</p>
<p>PO 26.4</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 26.4</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 26.5</p> <p>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.</p>	<p>DTS/DPF 26.5</p> <p>None are applicable.</p>
<p>PO 26.6</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p>	<p>DTS/DPF 26.6</p> <p>None are applicable.</p>
Supported accommodation and retirement facilities	
Siting and Configuration	
<p>PO 27.1</p> <p>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.</p>	<p>DTS/DPF 27.1</p> <p>None are applicable.</p>
Movement and Access	
<p>PO 28.1</p> <p>Development is designed to support safe and convenient access and movement for residents by providing:</p> <ul style="list-style-type: none"> (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 	<p>DTS/DPF 28.1</p> <p>None are applicable.</p>

(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	DTS/DPF 30.6

<p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>None are applicable.</p>
<p>PO 30.7 Services including gas and water meters are conveniently located and screened from public view.</p>	<p>DTS/DPF 30.7 None are applicable.</p>
<p>All non-residential development</p>	
<p>Water Sensitive Design</p>	
<p>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.</p>	<p>DTS/DPF 31.1 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 31.2 None are applicable.</p>
<p>Wash-down and Waste Loading and Unloading</p>	
<p>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:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 32.1 None are applicable.</p>
<p>Decks</p>	
<p>Design and Siting</p>	
<p>PO 33.1 Decks are designed and sited to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 33.1 Decks:</p> <ul style="list-style-type: none"> (a) where ancillary to a dwelling: <ul style="list-style-type: none"> (i) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> 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

	<p>(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:</p> <p>A. a total area is determined by the following table:</p> <table border="1" data-bbox="1061 309 1519 689"> <thead> <tr> <th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p>B. the amount of existing soft landscaping prior to the development occurring.</p> <p>(b) where in association with a non-residential use:</p> <ul style="list-style-type: none"> (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 25m² <p>(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</p>	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%
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%										
<p>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.</p>	<p>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.</p>										
<p>PO 33.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</p>	<p>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.</p>										

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Dwelling (above ground level)	<p>Studio (no separate bedroom): 4m² with a minimum dimension 1.8m</p> <p>One bedroom: 8m² with a minimum dimension 2.1m</p>

	Two bedroom dwelling: 11m ² with a minimum dimension 2.4m Three + bedroom dwelling: 15m ² with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> (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:	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.

<p>(a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces</p> <p>(b) screening rooftop plant and equipment from view</p> <p>(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.</p>	
<p>PO 1.5</p> <p>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.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
Safety	
<p>PO 2.1</p> <p>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.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is designed to differentiate public, communal and private areas.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>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.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
Landscaping	
<p>PO 3.1</p> <p>Soft landscaping and tree planting are incorporated to:</p> <p>(a) minimise heat absorption and reflection</p> <p>(b) maximise shade and shelter</p> <p>(c) maximise stormwater infiltration</p> <p>(d) enhance the appearance of land and streetscapes.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
Environmental Performance	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>

shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	
Water Sensitive Design	
<p>PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.1 None are applicable.</p>
On-site Waste Treatment Systems	
<p>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.</p>	<p>DTS/DPF 6.1 Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (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	
<p>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:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 7.1 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 7.2 None are applicable.</p>
<p>PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3 None are applicable.</p>
<p>PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.</p>	<p>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.</p>
<p>PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:</p> <ul style="list-style-type: none"> (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
<p>PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6 None are applicable.</p>

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

	<ul style="list-style-type: none"> (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.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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)	
<p>PO 11.1</p> <p>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.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>
<p>PO 11.2</p> <p>Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.</p>	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>
<p>PO 11.3</p> <p>Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.</p>	<p>DTS/DPF 11.3</p> <p>None are applicable.</p>
<p>PO 11.4</p> <p>Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.</p>	<p>DTS/DPF 11.4</p> <p>None are applicable.</p>
<p>PO 11.5</p> <p>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.</p>	<p>DTS/DPF 11.5</p> <p>None are applicable.</p>
All Development - Medium and High Rise	
External Appearance	
<p>PO 12.1</p> <p>Buildings positively contribute to the character of the local area by responding to local context.</p>	<p>DTS/DPF 12.1</p> <p>None are applicable.</p>
<p>PO 12.2</p> <p>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.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
<p>PO 12.3</p> <p>Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.</p>	<p>DTS/DPF 12.3</p> <p>None are applicable.</p>
<p>PO 12.4</p> <p>Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.</p>	<p>DTS/DPF 12.4</p> <p>None are applicable.</p>

<p>PO 12.5</p> <p>External materials and finishes are durable and age well to minimise ongoing maintenance requirements.</p>	<p>DTS/DPF 12.5</p> <p>Buildings utilise a combination of the following external materials and finishes:</p> <ul style="list-style-type: none"> (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
<p>PO 12.6</p> <p>Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.</p>	<p>DTS/DPF 12.6</p> <p>Building street frontages incorporate:</p> <ul style="list-style-type: none"> (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.
<p>PO 12.7</p> <p>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>DTS/DPF 12.7</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (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.
<p>PO 12.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 12.8</p> <p>None are applicable.</p>

Landscaping

<p>PO 13.1</p> <p>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p>	<p>DTS/DPF 13.1</p> <p>Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</p>																
<p>PO 13.2</p> <p>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>DTS/DPF 13.2</p> <p>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table border="1" data-bbox="831 1715 1525 2121"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td><300 m²</td> <td>10 m²</td> <td>1.5m</td> <td>1 small tree / 10 m²</td> </tr> <tr> <td>300-1500 m²</td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m²</td> </tr> <tr> <td>>1500 m²</td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m²</td> </tr> </tbody> </table>	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
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>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²														

		Tree size and site area definitions	
		Small tree	4-6m mature height and 2-4m canopy spread
		Medium tree	6-12m mature height and 4-8m canopy spread
		Large tree	12m mature height and >8m canopy spread
		Site area	The total area for development site, not average area per dwelling
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.		
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.		
Environmental			
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.		
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.		
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.		
Car Parking			
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.		
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.		

Overlooking/Visual Privacy	
<p>PO 16.1</p> <p>Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 16.1</p> <p>None are applicable.</p>
All residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
<p>PO 17.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and Amenity	
<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>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.</p>
<p>PO 18.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 18.2</p> <p>None are applicable.</p>
Ancillary Development	
<p>PO 19.1</p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 19.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street

	<ul style="list-style-type: none"> (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) a total area as determined by the following table: <table border="1" data-bbox="981 1193 1524 1547"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> (ii) the amount of existing soft landscaping prior to the development occurring. (l) in relation to ancillary accommodation in the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling. 	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%
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%										
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201-450	20%										
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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

DTS/DPF 19.3

<p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> (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.
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<p>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.</p>	<p>DTS/DPF 19.4 Non-residential ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: <table border="1" data-bbox="906 591 1206 685"> <tr> <th>Allotment size</th> <th>Floor area</th> </tr> <tr> <td>≤500m²</td> <td>60m²</td> </tr> <tr> <td>>500m²</td> <td>80m²</td> </tr> </table> (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	Allotment size	Floor area	≤500m ²	60m ²	>500m ²	80m ²
Allotment size	Floor area						
≤500m ²	60m ²						
>500m ²	80m ²						

Residential Development - Low Rise

External appearance

<p>PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1 Garages and carports facing a street:</p> <ul style="list-style-type: none"> (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
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	<p>(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.</p>										
<p>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.</p>	<p>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:</p> <ul style="list-style-type: none"> (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. 										
<p>PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3 None are applicable</p>										
<p>Private Open Space</p>											
<p>PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>										
<p>PO 21.2 Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 21.2 Private open space is directly accessible from a habitable room.</p>										
<p>Landscaping</p>											
<p>PO 22.1 Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area for the entire development site, including any common property, as determined by the following table: <table border="1" data-bbox="906 1783 1522 2098"> <thead> <tr> <th style="background-color: #003366; color: white;">Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #003366; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </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%
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150-200	15%										
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	(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	DTS/DPF 23.5

Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.

Driveways are designed and sited so that:

- (a) the gradient 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 of 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 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and
- (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ .

<p>PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.</p>	<p>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.</p>
<p>PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6 None are applicable.</p>
<p>PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7 None are applicable.</p>

Dwelling Configuration

<p>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.</p>	<p>DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.</p>
<p>PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2 None are applicable.</p>

Common Areas

<p>PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>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.</p>
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Group Dwellings, Residential Flat Buildings and Battle axe Development

Amenity

<p>PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="828 1874 1525 2119"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²
Number of bedrooms	Minimum internal floor area								
Studio	35m ²								
1 bedroom	50m ²								
2 bedroom	65m ²								

	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.	
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.	
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.	
Communal Open Space		
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.	
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.	
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.	
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.	
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.	
Car parking, access and manoeuvrability		
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.	
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.	

<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (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.
<p>PO 33.4</p> <p>Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 33.4</p> <p>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.</p>
<p>PO 33.5</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 33.5</p> <p>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.</p>
Soft landscaping	
<p>PO 34.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 34.1</p> <p>Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.</p>
<p>PO 34.2</p> <p>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 34.2</p> <p>Battle-axe or common driveways satisfy (a) and (b):</p> <ul style="list-style-type: none"> (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	
<p>PO 35.1</p> <p>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.</p>	<p>DTS/DPF 35.1</p> <p>None are applicable.</p>
<p>PO 35.2</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 35.2</p> <p>None are applicable.</p>
<p>PO 35.3</p> <p>Provision is made for suitable household waste and recyclable material storage facilities which are:</p> <ul style="list-style-type: none"> (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. 	<p>DTS/DPF 35.3</p> <p>None are applicable.</p>
<p>PO 35.4</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 35.4</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 35.5</p>	<p>DTS/DPF 35.5</p>

Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5

group recreation.	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, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities

	<ul style="list-style-type: none"> (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
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<p>PO 41.2</p> <p>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.</p>	<p>DTS/DPF 41.2</p> <p>None are applicable.</p>
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All non-residential development

Water Sensitive Design

<p>PO 42.1</p> <p>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.</p>	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>
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<p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 42.2</p> <p>None are applicable.</p>
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<p>PO 42.3</p> <p>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.</p>	<p>DTS/DPF 42.3</p> <p>None are applicable.</p>
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Wash-down and Waste Loading and Unloading

<p>PO 43.1</p> <p>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:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 43.1</p> <p>None are applicable.</p>
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Laneway Development

Infrastructure and Access

<p>PO 44.1</p>	<p>DTS/DPF 44.1</p>
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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.

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)
- (c) minimise cut and fill and overall massing when viewed from adjacent land.

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 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 25m²

	(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 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

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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. <p>Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.</p>

<p>PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.</p>	<p>DTS/DPF 3.2 Commercial forestry plantation fire management access tracks:</p> <ul style="list-style-type: none"> (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. 																					
<p>Power-line Clearances</p>																						
<p>PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</p>	<p>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:</p> <table border="1" data-bbox="831 645 1528 1140"> <thead> <tr> <th data-bbox="831 645 1099 797">Voltage of transmission line</th> <th data-bbox="1099 645 1233 797">Tower or Pole</th> <th data-bbox="1233 645 1528 797">Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 797 1099 853">500 kV</td> <td data-bbox="1099 797 1233 853">Tower</td> <td data-bbox="1233 797 1528 853">38m</td> </tr> <tr> <td data-bbox="831 853 1099 909">275 kV</td> <td data-bbox="1099 853 1233 909">Tower</td> <td data-bbox="1233 853 1528 909">25m</td> </tr> <tr> <td data-bbox="831 909 1099 965">132 kV</td> <td data-bbox="1099 909 1233 965">Tower</td> <td data-bbox="1233 909 1528 965">30m</td> </tr> <tr> <td data-bbox="831 965 1099 1021">132 kV</td> <td data-bbox="1099 965 1233 1021">Pole</td> <td data-bbox="1233 965 1528 1021">20m</td> </tr> <tr> <td data-bbox="831 1021 1099 1077">66 kV</td> <td data-bbox="1099 1021 1233 1077">Pole</td> <td data-bbox="1233 1021 1528 1077">20m</td> </tr> <tr> <td data-bbox="831 1077 1099 1140">Less than 66 kV</td> <td data-bbox="1099 1077 1233 1140">Pole</td> <td data-bbox="1233 1077 1528 1140">20m</td> </tr> </tbody> </table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines	500 kV	Tower	38m	275 kV	Tower	25m	132 kV	Tower	30m	132 kV	Pole	20m	66 kV	Pole	20m	Less than 66 kV	Pole	20m
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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	
<p>PO 1.1 Residential development provides a range of housing choices.</p>	<p>DTS/DPF 1.1 Development comprises one or more of the following:</p>

	<ul style="list-style-type: none"> (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): <ul style="list-style-type: none"> (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: <ul style="list-style-type: none"> (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:	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back

<p>(a) separation between dwellings in a way that contributes to a suburban character</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<p>from side boundaries in accordance with the following:</p> <p>(a) where the wall height does not exceed 3m - at least 900mm</p> <p>(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</p> <p>(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.</p>
<p>Rear Boundary Setback</p>	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <p>(a) separation between dwellings in a way that contributes to a suburban character</p> <p>(b) access to natural light and ventilation for neighbours</p> <p>(c) private open space</p> <p>(d) space for landscaping and vegetation.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <p>(a) 3m or more for the first building level</p> <p>(b) 5m or more for any subsequent building level.</p>
<p>Buildings elevation design</p>	
<p>PO 8.1</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p>	<p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <p>(a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line</p> <p>(b) a porch or portico projects at least 1m from the building elevation</p> <p>(c) a balcony projects from the building elevation</p> <p>(d) a verandah projects at least 1m from the building elevation</p> <p>(e) eaves of a minimum 400mm width extend along the width of the front elevation</p> <p>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.</p> <p>(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.</p>
<p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> <p>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</p> <p>(b) has an aggregate window area of at least 2m² facing the primary street</p>
<p>PO 8.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p>	<p>DTS/DPF 8.5</p>

<p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure. 	<p>None are applicable.</p>
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Outlook and amenity

<p>PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>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.</p>
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<p>PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 9.2 None are applicable.</p>
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Private Open Space

<p>PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1 Private open space is provided in accordance with the following table:</p> <table border="1" data-bbox="831 770 1524 1541"> <thead> <tr> <th data-bbox="831 770 1035 887">Dwelling Type</th> <th data-bbox="1035 770 1262 887">Dwelling / Site Configuration</th> <th data-bbox="1262 770 1524 887">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 887 1035 1117">Dwelling (at ground level)</td> <td data-bbox="1035 887 1262 1117"></td> <td data-bbox="1262 887 1524 1117">Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m</td> </tr> <tr> <td data-bbox="831 1117 1035 1541" rowspan="4">Dwelling (above ground level)</td> <td data-bbox="1035 1117 1262 1223">Studio</td> <td data-bbox="1262 1117 1524 1223">4m² / minimum dimension 1.8m</td> </tr> <tr> <td data-bbox="1035 1223 1262 1328">One bedroom dwelling</td> <td data-bbox="1262 1223 1524 1328">8m² / minimum dimension 2.1m</td> </tr> <tr> <td data-bbox="1035 1328 1262 1433">Two bedroom dwelling</td> <td data-bbox="1262 1328 1524 1433">11m² / minimum dimension 2.4m</td> </tr> <tr> <td data-bbox="1035 1433 1262 1541">Three + bedroom dwelling</td> <td data-bbox="1262 1433 1524 1541">15 m² / minimum dimension 2.6m</td> </tr> </tbody> </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
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	Two bedroom dwelling	11m ² / minimum dimension 2.4m														
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m														

<p>PO 10.2 Private open space positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.</p>
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<p>PO 10.3 Private open space is positioned and designed to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 10.3 None are applicable.</p>
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Visual privacy

<p>PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:</p>
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	<ul style="list-style-type: none"> (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.
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<p>PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 11.2 One of the following is satisfied:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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
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Landscaping

<p>PO 12.1 Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (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. 	<p>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):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" data-bbox="829 1209 1524 1400"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m2)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td><200</td> <td>15%</td> </tr> <tr> <td>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (b) at least 30% of land between the road boundary and the building line. 	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%
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%										

Water Sensitive Design

<p>PO 13.1 Residential development is designed to capture and use stormwater to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 13.1 None are applicable.</p>
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Car Parking

<p>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.</p>	<p>DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling:</p> <ul style="list-style-type: none"> (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
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<p>PO 14.2</p>	<p>DTS/DPF 14.2</p>
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<p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (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): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
<p>PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3 Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (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.
<p>PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.</p>
<p>PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.</p>
<p>Overshadowing</p>	
<p>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.</p>	<p>DTS/DPF 15.1 None are applicable.</p>
<p>Waste</p>	
<p>PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
<p>PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 16.2 None are applicable.</p>

Vehicle Access	
<p>PO 17.1</p> <p>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.</p>	<p>DTS/DPF 17.1</p> <p>None are applicable.</p>
<p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (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: <div style="text-align: center;"> <p>CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p>The diagram illustrates a driveway layout. A horizontal line at the bottom is labeled 'ROAD'. Above it is a horizontal line labeled 'STREET BOUNDARY'. A vertical line on the left is labeled 'DRIVEWAY'. A dashed vertical line represents the 'CENTRE LINE OF DRIVEWAY'. Two dashed lines originate from the 'STREET BOUNDARY' at an angle of 70° to the left and 110° to the right of the vertical dashed line. A curved arrow indicates the angle between the 'STREET BOUNDARY' and the vertical dashed line is 0°.</p> </div>

	(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.
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 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	DTS/DPF 20.1 The site and building:

<p>infrastructure.</p>	<ul style="list-style-type: none"> (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 <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i>.
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Site contamination

<p>PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.</p>	<p>DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (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 <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that <ul style="list-style-type: none"> A. <u>site contamination</u> does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).
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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.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	DTS/DPF 2.1 None are applicable.
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places	DTS/DPF 4.2 None are applicable.

(such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	
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:	DTS/DPF 6.3 None are applicable.

<p>(b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services</p> <p>(c) using materials and finishes that complement the environment</p> <p>(d) screening using landscaping and vegetation, particularly for equipment shelters and huts.</p>	
Renewable Energy Facilities	
<p>PO 7.1</p> <p>Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
Renewable Energy Facilities (Wind Farm)	
<p>PO 8.1</p> <p>Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.</p>	<p>DTS/DPF 8.1</p> <p>Wind turbine generators are:</p> <p>(a) set back at least 2000m from the base of a turbine to any of the following zones:</p> <ul style="list-style-type: none"> (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone <p>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).</p> <p>(b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation</p>
<p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes is managed by:</p> <p>(a) designing wind turbine generators to be uniform in colour, size and shape</p> <p>(b) coordinating blade rotation and direction</p> <p>(c) mounting wind turbine generators on tubular towers as opposed to lattice towers.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>
<p>PO 8.5</p> <p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Renewable Energy Facilities (Solar Power)	
<p>PO 9.1</p> <p>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.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>

<p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
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<p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p>	<p>DTS/DPF 9.3</p> <p>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table border="1" data-bbox="758 584 1520 1207"> <thead> <tr> <th>Generation Capacity</th> <th>Approximate size of array</th> <th>Setback from adjoining land boundary</th> <th>Setback from conservation areas</th> <th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones¹</th> </tr> </thead> <tbody> <tr> <td>50MW></td> <td>80ha+</td> <td>30m</td> <td>500m</td> <td>2km</td> </tr> <tr> <td>10MW<50MW</td> <td>16ha-<80ha</td> <td>25m</td> <td>500m</td> <td>1.5km</td> </tr> <tr> <td>5MW<10MW</td> <td>8ha to <16ha</td> <td>20m</td> <td>500m</td> <td>1km</td> </tr> <tr> <td>1MW<5MW</td> <td>1.6ha to <8ha</td> <td>15m</td> <td>500m</td> <td>500m</td> </tr> <tr> <td>100kW<1MW</td> <td>0.5ha<1.6ha</td> <td>10m</td> <td>500m</td> <td>100m</td> </tr> <tr> <td><100kW</td> <td><0.5ha</td> <td>5m</td> <td>500m</td> <td>25m</td> </tr> </tbody> </table> <p>Notes:</p> <p>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p>	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones 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
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<p>PO 9.4</p> <p>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.</p>	<p>DTS/DPF 9.4</p> <p>None are applicable.</p>
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Hydropower / Pumped Hydropower Facilities

<p>PO 10.1</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</p>	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>
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<p>PO 10.2</p> <p>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.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
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<p>PO 10.3</p> <p>Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>
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sources subject to such processes, now or in the future.	
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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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,	DTS/DPF 3.1 Intensive animal husbandry operations are set back:

<p>intensive animal husbandry operations are appropriately set back from:</p> <ul style="list-style-type: none"> (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. 	<ul style="list-style-type: none"> (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.
<p>PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 3.2 None are applicable.</p>

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					
General Land Use Compatibility						
<p>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.</p>	<p>DTS/DPF 1.1 None are applicable.</p>					
<p>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.</p>	<p>DTS/DPF 1.2 None are applicable.</p>					
Hours of Operation						
<p>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:</p> <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts 	<p>DTS/DPF 2.1 Development operating within the following hours:</p> <table border="1" data-bbox="823 1850 1485 2009"> <thead> <tr> <th data-bbox="823 1850 1098 1910">Class of Development</th> <th data-bbox="1098 1850 1485 1910">Hours of operation</th> </tr> </thead> <tbody> <tr> <td data-bbox="823 1910 1098 2009">Consulting room</td> <td data-bbox="1098 1910 1485 2009">7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> </tbody> </table>		Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
Class of Development	Hours of operation					
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday					

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

Overshadowing

PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
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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.
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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.
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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.
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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.
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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	DTS/DPF 4.2 None are applicable.
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<p>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:</p> <ul style="list-style-type: none"> (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. 					
<p>PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> (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. 				
<p>PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4 Adjacent land is used for residential purposes.</p>				
<p>PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5 None are applicable.</p>				
<p>PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 1402 1489 1615"> <thead> <tr> <th>Assessment location</th> <th>Music noise level</th> </tr> </thead> <tbody> <tr> <td>Externally at the nearest existing or envisaged noise sensitive location</td> <td>Less than 8dB above the level of background noise (L_{90,15min}) in any octave band of the sound spectrum (LOCT_{10,15} < LOCT_{90,15} + 8dB)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT _{10,15} < LOCT _{90,15} + 8dB)
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT _{10,15} < LOCT _{90,15} + 8dB)				
Air Quality					
<p>PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1 None are applicable.</p>				
<p>PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p>	<p>DTS/DPF 5.2 None are applicable.</p>				

<p>(a) incorporating appropriate treatment technology before exhaust emissions are released</p> <p>(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</p>	
Light Spill	
<p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>External lighting is not hazardous to motorists and cyclists.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
Solar Reflectivity / Glare	
<p>PO 7.1</p> <p>Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
Electrical Interference	
<p>PO 8.1</p> <p>Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.</p>	<p>DTS/DPF 8.1</p> <p>The building or structure:</p> <ul style="list-style-type: none"> (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	
<p>PO 9.1</p> <p>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.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>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.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>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.</p>	<p>DTS/DPF 9.3</p> <p>Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.</p>
<p>PO 9.4</p> <p>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.</p>	<p>DTS/DPF 9.4</p> <p>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.</p>
<p>PO 9.5</p> <p>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</p>	<p>DTS/DPF 9.5</p> <p>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:</p>

<p>potential for extended hours of operation) and do not prejudice the continued operation of these activities.</p>	<ul style="list-style-type: none"> (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.
<p>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.</p>	<p>DTS/DPF 9.6 None are applicable.</p>
<p>PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.</p>	<p>DTS/DPF 9.7 None are applicable.</p>
<p>Interface with Mines and Quarries (Rural and Remote Areas)</p>	
<p>PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.</p>	<p>DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i>.</p>

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
<p>DO 1</p>	<p>Land division:</p> <ul style="list-style-type: none"> (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 <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (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	DTS/DPF 3.3

Land division does not impede access to publicly owned open space and/or recreation facilities.	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	DTS/DPF 9.1 None are applicable.

of open space to improve residential amenity and provide urban heat amelioration.	
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	DTS/DPF 1.2

The operation of wharves is not impaired by marinas and on-water structures.	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 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	DTS/DPF 1.1 None are applicable.

(c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	
<p>PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <p>(a) that support the needs of local residents and workers, particularly in underserved locations</p> <p>(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.</p>	<p>DTS/DPF 1.2 None are applicable.</p>

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	
<p>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.</p>	<p>DTS/DPF 1.1 None are applicable.</p>
<p>PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.</p>	<p>DTS/DPF 1.2 None are applicable.</p>
Water Quality	
<p>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.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
Separation Treatments, Buffers and Landscaping	
<p>PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.</p>	<p>DTS/DPF 3.1 None are applicable.</p>
<p>PO 3.2 Resource extraction activities are screened from view from adjacent</p>	<p>DTS/DPF 3.2 None are applicable.</p>

land by perimeter landscaping and/or mounding.	
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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
<p>PO 1.1</p> <p>Ensure land is suitable for use when land use changes to a more sensitive use.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> 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	DTS/DPF 3.1 None are applicable.

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	DTS/DPF 1.3 None are applicable.

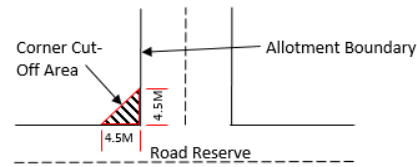
potential conflict.	
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, 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	DTS/DPF 3.6

<p>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).</p>	<p>Driveways and access points:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>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:</p> <ul style="list-style-type: none"> (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.
<p>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.</p>	<p>DTS/DPF 3.8 None are applicable.</p>
<p>PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p>	<p>DTS/DPF 3.9 None are applicable.</p>
<p>Access for People with Disabilities</p>	
<p>PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1 None are applicable.</p>
<p>Vehicle Parking Rates</p>	
<p>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:</p> <ul style="list-style-type: none"> (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. 	<p>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:</p> <ul style="list-style-type: none"> (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.
<p>Vehicle Parking Areas</p>	
<p>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.</p>	<p>DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>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</p>	<p>DTS/DPF 6.2 None are applicable.</p>

and landscaped, screen fenced, and the like.	
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of 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	DTS/DPF 10.1

Development is located and designed to ensure drivers can safely turn into and out of public road junctions.

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

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

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

Class of Development	Car Parking Rate		Designated Areas
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Strategic Innovation Zone 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

			<p>transit area</p> <p>Suburban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Suburban Business Zone when the site is also in a high frequency public transit area</p> <p>Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area</p> <p>Suburban Main Street Zone when the site is also in a high frequency public transit area</p> <p>Urban Activity Centre Zone</p>
Non-residential development excluding tourist accommodation	<p>3 spaces per 100 square metres of gross leasable floor area</p> <p>1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop</p>	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	<p>City Living Zone</p> <p>Urban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)</p>
Residential development			
Residential component of a multi-storey building	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>	None specified.	<p>City Living Zone</p> <p>Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham</p> <p>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</p> <p>Urban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p>

			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)

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate
	Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational 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	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	Metropolitan Adelaide
	Strategic Innovation Zone	
	Suburban Activity Centre Zone	
	Suburban Business Zone	
	Suburban Main Street Zone	
	Urban Activity Centre Zone	
	Urban Corridor (Boulevard) Zone	
	Urban Corridor (Business) Zone	
	Urban Corridor (Living) Zone	
Urban Corridor (Main Street) Zone		
Urban Neighbourhood Zone		

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage. 	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	

PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2	DTS/DPF 8.2

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

Part 11 - Heritage Places

State Heritage Places

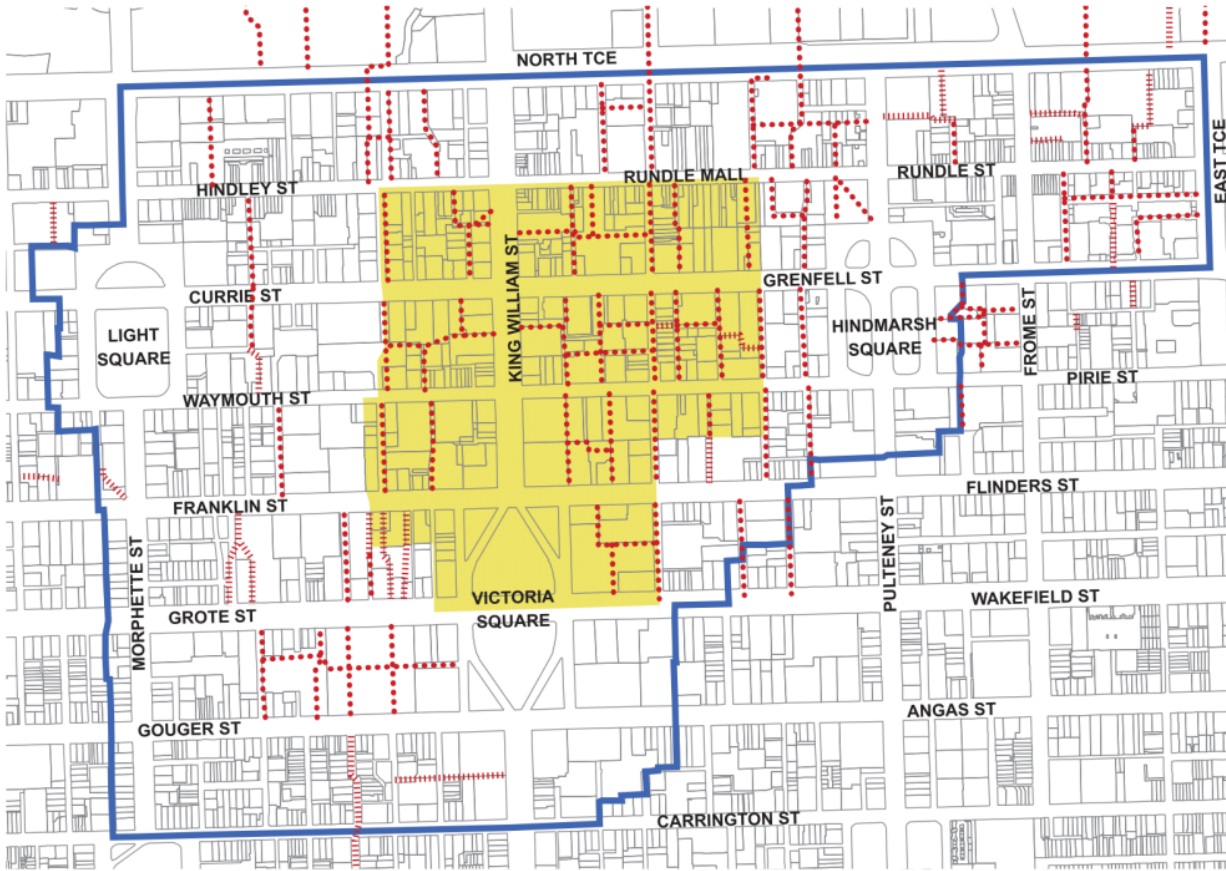
Adelaide

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
34 Angas Street ADELAIDE	Convent of Mercy (incorporating two former dwellings)		1361
34 (rear) Angas Street ADELAIDE	Cunningham Memorial Catholic Chapel		1362

Part 12 - Concept Plans

Adelaide

Concept Plan 79 Primary Pedestrian Area



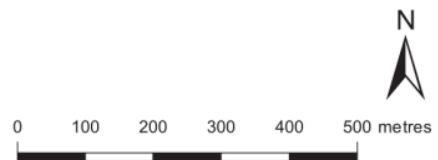
Primary Pedestrian Area

- Vehicle access points for multi-level car parks located away from the primary street frontage where it conflicts with an Existing or Proposed Pedestrian Link.
- Development provides pedestrian shelter, access and through site links along an Existing or Proposed Pedestrian Link, as well as along main city streets.
- Development designed to minimise disruption to an Existing or Proposed Pedestrian Link, or main city streets.
- To minimise conflict with pedestrian and cyclist movement and/or activity on any major pedestrian thoroughfare, vehicular access points associated with multi-level and/or non-ancillary car parks are not located on frontages to North Terrace, East Terrace, King William Street, Rundle Street, Hindley Street, Currie Street, Waymouth Street, Victoria Square, or Gawler Place.

Core Pedestrian Area

- Multi-level, non-ancillary car parks / parking stations not located within the Primary Pedestrian Area
- To support a safe pedestrian focused environment, off-street parking in the Core Pedestrian Area only where:
 - it is ancillary to another activity carried out on the land;
 - it can be provided without loss of pedestrian amenity; and
 - it is not separately created on a strata title or community title basis (unless in association with another title held on the site).

- Concept Plan Boundary
- Core Pedestrian Area (non-ancillary car park not encouraged)
- Existing Pedestrian Link
- - - - Proposed Pedestrian Link

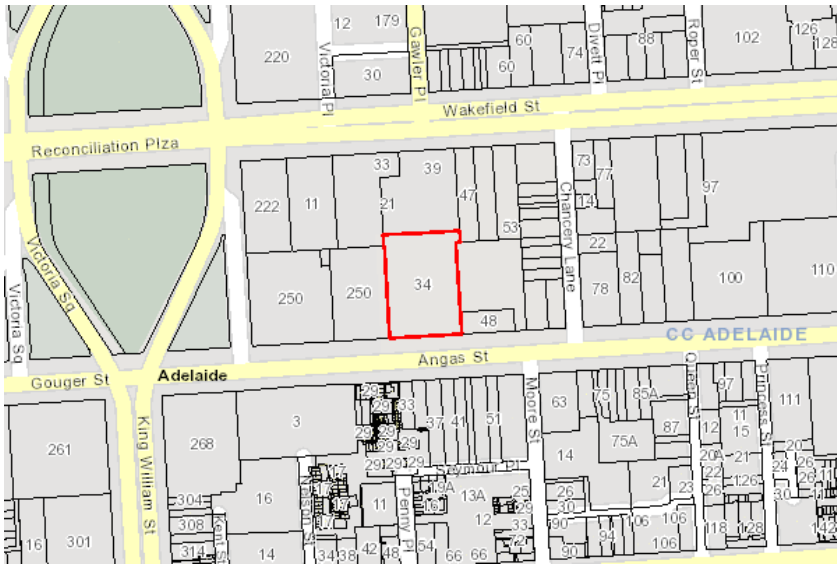


ADELAIDE

Concept Plan 79 PRIMARY PEDESTRIAN AREA

Address: 34 ANGAS ST ADELAIDE SA 5000

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



Property Zoning Details

Zone

Capital City

Overlay

- Airport Building Heights (Regulated) (All structures over 110 metres AHD)
- Affordable Housing
- Building Near Airfields
- Design
- Heritage Adjacency
- Hazards (Flooding - Evidence Required)
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree
- State Heritage Place (1361)
- State Heritage Place (1362)

Local Variation (TNV)

- Maximum Building Height (Metres) (Maximum building height is 53m)
- Concept Plan (Concept Plan 79 - Primary Pedestrian Area)

Selected Development(s)

Advertisement

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

Advertisement - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Capital City Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A zone that is the economic and cultural focus of the state supporting a range of residential, employment, community, educational, innovation, recreational, tourism and entertainment facilities generating opportunities for population and employment growth.
DO 2	High intensity and large- scale development with high street walls reinforcing the distinctive grid pattern layout of the city with active non-residential ground level uses to positively contribute to public safety, inclusivity and vibrancy. Design quality of buildings and public spaces is a priority in this zone.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Advertisements	
PO 8.1 Advertisements use simple graphics and are restrained in their size, design and colour, and achieve an overall consistency of design and appearance along individual street frontages.	DTS/DPF 8.1 None are applicable.
PO 8.2 Advertisements along Chesser Street, French Street and Coromandel Place are located below verandah level of the ground floor.	DTS/DPF 8.2 Along Chesser Street, French Street and Coromandel Place, advertisements are not located more than 3.7m above natural ground level or an abutting footpath or street.
Public Realm	
PO 10.1 Development in the public realm where it: (a) does not present a safety risk to pedestrians or other users of the public road (b) does not interrupt pedestrian movement (c) does not interfere with existing infrastructure or services on the street (d) positively contributes to the vibrancy of the area (e) is consistent with the outcomes of the zone.	DTS/DPF 10.1 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. 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: <ol style="list-style-type: none"> 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): <ol style="list-style-type: none"> (a) advertisement (b) child care facility (c) consulting room (d) dwelling (e) office (f) residential flat building (g) shop (h) student accommodation (i) temporary public service depot. 	Except development that exceeds the maximum building height specified in Capital City Zone DTS/DPF 4.1.
4. Any development involving any of the following (or of any combination of any of the following): <ol style="list-style-type: none"> (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) retaining wall 	None specified.

Class of Development (Column A)	Exceptions (Column B)
(k) shade sail (l) solar photovoltaic panels (roof mounted) (m) swimming pool or spa pool and associated swimming pool safety features (n) tree damaging activity (o) verandah (p) water tank.	
5. Demolition.	Except any of the following: <ol style="list-style-type: none"> 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).
6. 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	DTS/DPF 1.1

<p>Building height does not pose a hazard to the operation of a certified or registered aerodrome.</p>	<p>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.</p> <p>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.</p>
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Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development:</p> <ul style="list-style-type: none"> (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i> (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i>. 	<p>The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.</p>	<p>To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.</p>	<p>Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.3</p> <p>Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.</p>	<p>DTS/DPF 1.3</p> <p>The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.</p>

Procedural Matters (PM) - Referrals

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

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

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development which in the opinion of the relevant authority materially affects the context within which the State Heritage Place is situated.	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	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.

State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the <i>Heritage Places Act 1993</i> .

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 The form of new buildings and structures maintains the heritage values of the State Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the State Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.3 Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the State Heritage Place.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is consistent with boundary setbacks and setting.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the State Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.6 New buildings and structures are not placed or erected between the primary and secondary street boundaries and the façade of a State Heritage Place.	DTS/DPF 1.6 None are applicable.
Ancillary Development	
PO 3.3 Advertising and advertising hoardings are designed and located to complement the State Heritage Place, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting.	DTS/DPF 3.3 None are applicable.
Landscape Context and Streetscape Amenity	

<p>PO 5.1</p> <p>Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless:</p> <ul style="list-style-type: none"> (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
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Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where:</p> <ul style="list-style-type: none"> (a) the development is to be undertaken in accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i> or (b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral <p>any of the following classes of development:</p> <ul style="list-style-type: none"> (a) demolition of internal or external significant building fabric (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (c) alterations or additions to buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of a State Heritage Place or (iii) involve substantive physical impact to the fabric of significant buildings; (d) new buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of the State Heritage Place 	<p>Minister responsible for the administration of the <i>Heritage Places Act 1993</i>.</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Places.</p>	<p>Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

<ul style="list-style-type: none"> (e) conservation repair works that are not representative of 'like for like' maintenance (f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (g) land division (h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place (i) the removal of an individual tree or a tree within a garden or park of identified heritage significance. 			
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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: <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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:

	<ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p>	<p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <ul style="list-style-type: none"> (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.
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land that meet at least one of the following:</p> <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
<p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>Proliferation of Advertisements</p>	
<p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p>

<p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>
<p>PO 2.3</p> <p>Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (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.
<p>Advertising Content</p>	
<p>PO 3.1</p> <p>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.</p>	<p>DTS/DPF 3.1</p> <p>Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p>
<p>Amenity Impacts</p>	
<p>PO 4.1</p> <p>Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1</p> <p>Advertisements do not incorporate any illumination.</p>
<p>Safety</p>	
<p>PO 5.1</p> <p>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.</p>	<p>DTS/DPF 5.1</p> <p>Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
<p>PO 5.2</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2</p> <p>No advertisement illumination is proposed.</p>
<p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (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  <p>The diagram illustrates a corner cut-off area at the intersection of a road and an allotment. A dashed line represents the 'Allotment Boundary'. A solid line represents the 'Road Reserve'. A shaded triangular area at the corner is labeled 'Corner Cut-Off Area'. Two dimensions of 4.5M are indicated: one from the road reserve to the start of the cut-off area, and another from the cut-off area to the allotment boundary.</p>
<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a</p>	<p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or</p>

location where the demands on driver concentration are high.	more.
<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6</p> <p>Advertising:</p> <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

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
<p>PO 1.1</p> <p>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.</p>	<p>DTS/DPF 1.1</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

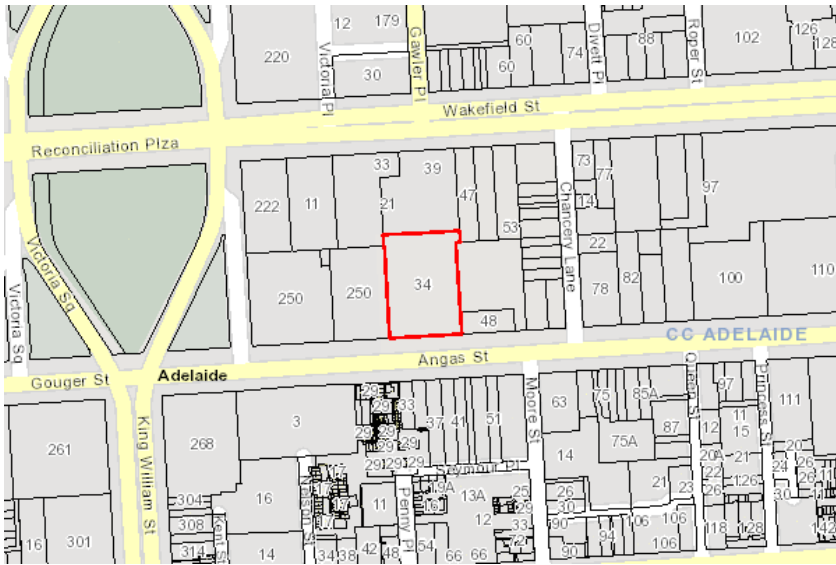
Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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.

Address: 34 ANGAS ST ADELAIDE SA 5000

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



Property Zoning Details

Zone

Capital City

Overlay

- Airport Building Heights (Regulated) *(All structures over 110 metres AHD)*
- Affordable Housing
- Building Near Airfields
- Design
- Heritage Adjacency
- Hazards (Flooding - Evidence Required)
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree
- State Heritage Place (1361)
- State Heritage Place (1362)

Local Variation (TNV)

- Maximum Building Height (Metres) *(Maximum building height is 53m)*
- Concept Plan *(Concept Plan 79 - Primary Pedestrian Area)*

Demolition - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Capital City Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1	A zone that is the economic and cultural focus of the state supporting a range of residential, employment, community, educational, innovation, recreational, tourism and entertainment facilities generating opportunities for population and employment growth.
DO 2	High intensity and large- scale development with high street walls reinforcing the distinctive grid pattern layout of the city with active non-residential ground level uses to positively contribute to public safety, inclusivity and vibrancy. Design quality of buildings and public spaces is a priority in this zone.

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: <ol style="list-style-type: none"> 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): <ol style="list-style-type: none"> (a) advertisement (b) child care facility (c) consulting room (d) dwelling (e) office (f) residential flat building (g) shop (h) student accommodation (i) temporary public service depot. 	Except development that exceeds the maximum building height specified in Capital City Zone DTS/DPF 4.1.

<p style="text-align: center;">Class of Development</p> <p style="text-align: center;">(Column A)</p>	<p style="text-align: center;">Exceptions</p> <p style="text-align: center;">(Column B)</p>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (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) retaining wall (k) shade sail (l) solar photovoltaic panels (roof mounted) (m) swimming pool or spa pool and associated swimming pool safety features (n) tree damaging activity (o) verandah (p) water tank. 	<p>None specified.</p>
<p>5. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 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).
<p>6. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>
<p>Placement of Notices - Exemptions for Performance Assessed Development</p>	
<p>None specified.</p>	
<p>Placement of Notices - Exemptions for Restricted Development</p>	
<p>None specified.</p>	

Part 3 - Overlays

State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the <i>Heritage Places Act 1993</i> .

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Landscape Context and Streetscape Amenity	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.	DTS/DPF 5.1 None are applicable.
Demolition	
PO 6.1 State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply: (a) the portion of the State Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or (b) the structural condition of the State Heritage Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.	DTS/DPF 6.1 None are applicable.
Conservation Works	
PO 7.1 Conservation works to the exterior and interior of a State Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where: (a) the development is to be undertaken in	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on	Development of a class to which

<p>accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i> or</p> <p>(b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral</p> <p>any of the following classes of development:</p> <p>(a) demolition of internal or external significant building fabric</p> <p>(b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place</p> <p>(c) alterations or additions to buildings that:</p> <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of a State Heritage Place or (iii) involve substantive physical impact to the fabric of significant buildings; <p>(d) new buildings that:</p> <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of the State Heritage Place <p>(e) conservation repair works that are not representative of 'like for like' maintenance</p> <p>(f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place</p> <p>(g) land division</p> <p>(h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place</p> <p>(i) the removal of an individual tree or a tree within a garden or park of identified heritage significance.</p>		<p>the potential impacts of development on State Heritage Places.</p>	<p>Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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2 July 2024

Manager Commission Assessment
State Planning Commission
Via: PlanSA Portal

Attention: Troy Fountain
Our Ref: 53834

Dear Troy

Development Application Demolition of an Existing School Building and Construction of a Multi-Level Primary School Building at 55 Wakefield Street, Adelaide

On behalf of St Aloysius College, please find enclosed with this correspondence, documents forming a development application for demolition of an existing school building and construction of a multi-level primary school building at St Aloysius College at 55 Wakefield Street, Adelaide ('the subject site').

The following documents are enclosed:

- Planning Report, prepared by MasterPlan.
- **Appendix A** Certificate of Title Register Searches.
- **Appendix B** Site Plan, prepared by MasterPlan.
- **Appendix C** Compendium of architectural drawings, prepared by Grieve Gillett Architects and Hayball Architects.
- **Appendix D** Heritage Impact Statement, prepared by Grieve Gillett Architects and Hayball Architects.
- **Appendix E** Landscaping Plans, prepared by T.C.L.
- **Appendix F** Preliminary Acoustic Report, prepared by Bestec.
- **Appendix G** Building Code of Australia, Section J Assessment, prepared by Bestec.



A Stormwater Management Plan is being prepared by Matter Consulting and will be provided to the Relevant Authority under a separate cover.

Should any further information be required to verify the application, please contact the writer.

Yours sincerely

Kirsten Falt
MasterPlan SA Pty Ltd

enc: Documents as listed.
cc: St Aloysius College



Planning Report

Demolition of an Existing
School Building and
Construction of a Multi-Level
Primary School Building

53 Wakefield Street,
Adelaide, SA 5000

July 2024

Planning Report

Demolition of an Existing School Building and Construction of a Multi-Level Primary School Building

53 Wakefield Street,
Adelaide, SA 5000

July 2024

MasterPlan SA Pty Ltd
ABN 30 007 755 277

33 Carrington Street
Adelaide SA 5000
Australia

(08) 8193 5600

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Contents

1	Introduction.....	1
2	Subject Site.....	2
3	Locality	4
4	Proposed Development.....	5
	4.1 Land Use.....	6
	4.2 Built Form.....	6
	4.3 Building Configuration	6
	4.4 Signage	7
	4.5 Pedestrian Access.....	7
	4.6 Landscaping	7
	4.7 Extent of Demolition	8
5	Procedural Matters	9
	5.1 Planning and Design Code	9
	5.2 Relevant Authority	9
	5.3 Assessment Pathway.....	10
	5.4 Statutory Referrals.....	10
	5.5 Public Notification.....	10
6	Assessment.....	12
	6.1 Land Use.....	12
	6.2 Overlays.....	17
	6.3 General Development Policies	20
7	Conclusion	28

1 Introduction

MasterPlan has been engaged by St Aloysius College ('our clients' or 'the Applicant') to review and prepare supporting documentation to accompany the lodgement of a development application for demolition of an existing school building and construction of a multi-level primary school building at St Aloysius College, 53 Wakefield Street, Adelaide ('the subject site').

Established in 1880 by the Sisters of Mercy, St Aloysius College offers education from Montessori Early Learning Centre (ELC), Foundation to Year 12 with a current enrolment of approximately 1,300 students, with 165 staff.

The College campus consists of a diverse mix of buildings reflecting different forms and eras of development contributing to a unique built form character including two (2) State Heritage Places, the Convent of Mercy (circa 1880) incorporating the Dutton-Green Residence (circa 1870) and the Acramen Residence (circa 1870) Cunningham Memorial Chapel (circa 1922).

Central to the subject site, and to the rear of the State Heritage Places, is the 3-storey Dunlevie Building (circa 1901). The Dunlevie Building is at its end-of-life and is proposed to be demolished to allow for construction of a new multi-level primary school building to provide a variety of flexible, dynamic and connected learning spaces. The proposal is a key element of the St Aloysius College Master Plan which sets out a comprehensive vision for the future of the College over a 10-15 year period.

This planning report has been informed by and should be read in conjunction with the following documentation:

- **Appendix A** Certificate of Title Register Searches.
- **Appendix B** Site Plan, prepared by MasterPlan.
- **Appendix C** Compendium of architectural drawings prepared by Greive Gillett Architects and Hayball Architects.
- **Appendix D** Heritage Impact Statement prepared by Grieve Gillett Architects and Hayball Architects.
- **Appendix E** Landscape Concept Plans, prepared by T.C.L.
- **Appendix F** Preliminary Acoustic Report, prepared by Bestec.
- **Appendix G** Building Code of Australia, Section J Assessment, prepared by Bestec.

The following planning report details the subject site and locality, provides a description of the proposal and an assessment of the proposal against the most relevant provisions of the Planning and Design Code ('the Code').

The report concludes that the proposal is appropriate development of the subject site and warrants Planning Consent being granted.

2 Subject Site

The subject land is situated within the City of Adelaide Local Government Area.

All development is to take place on two contiguous allotments, formally identified as:

- Allotment 27 in Deposited Plan 113190 in Certificate of Title 6181 Folio 901; and
- Allotment 2 in Deposited Plan 13952 in Certificate of Title 6128 Folio 95.

Both allotments form part of a larger landholding of 18 contiguous allotments that constitute the subject site.

Table 1: Subject Site Allotments

Lot No.	Street	Suburb	Hundred	Plan	Title Reference
660	Wakefield Street	Adelaide	Adelaide	F181502	5832/348
661	Wakefield Street	Adelaide	Adelaide	F181503	6128/96
696	Wakefield Street	Adelaide	Adelaide	F181538	5808/7
697	Wakefield Street	Adelaide	Adelaide	F181539	5778/627
698	Wakefield Street	Adelaide	Adelaide	F181540	5897/291
699	Wakefield Street	Adelaide	Adelaide	F181541	6213/86
688	Wakefield Street	Adelaide	Adelaide	F181530	5855/800
662	Wakefield Street	Adelaide	Adelaide	F181504	6128/97
663	Wakefield Street	Adelaide	Adelaide	F181505	6128/98
664	Wakefield Street	Adelaide	Adelaide	F181506	5832/703
665	Wakefield Street	Adelaide	Adelaide	F181507	5832/701
666	Wakefield Street	Adelaide	Adelaide	F181508	5832/700
658	Wakefield Street	Adelaide	Adelaide	F181500	5780/759
1	Wakefield Street	Adelaide	Adelaide	F128721	5243/410
2	Wakefield Street	Adelaide	Adelaide	D13952	6128/95
3	Angas Street	Adelaide	Adelaide	D13952	5243/409
27	Angas Street	Adelaide	Adelaide	D113190	6181/901
F 50	Victoria Square	Adelaide	Adelaide	C40109	6172/126

A copy of the Certificate of Title Register Searches, are attached to this report at **Appendix A**.

Examination of the Certificate of Title Register Searches details:

- A 3-metre-wide easement for obtaining 'light and air' is located along a 52.09 metre length of the western boundary of Lot 27.
- Lot 50 exists together with a Right of Way on Foot over the adjacent land Lot 3 in Deposited Plan 17208 owned by the Catholic Church Endowment Society Inc for the purpose of allowing emergency egress from the Redden Centre. The Catholic Church Endowment Society Inc. has been consulted with and has agreed to extend the granting of the Right of Way on Foot to Lot 27, facilitating emergency egress from the proposed multi-level primary school building.

Appendix B shows the St Aloysius College site outlined in green and the site of the proposed development outlined in red.

The College campus has its principal frontage to Wakefield Street to the north, it also has a frontage to Angas Street to the south and Chancery Lane to the east.

Development of the site has occurred over the school's 140-year occupation of the subject site. Consequently, the College campus consists of a diverse mix of buildings reflecting different forms and eras of development contributing to a unique built form character.

The site is currently improved by:

- Dunlevie Building (circa 1901).
- Champion Jordan Building (circa 1967) and courtyard.
- Montessori Early Learning Centre (ELC) and Catherine McAuley Library (circa 1970).
- Dame Roma Mitchell Building (circa 1982) and courtyard, featuring an adventure playground (circa 2022).
- Carmel Bourke Expressive Arts Centre (circa 1986).
- Judith Redden Centre (circa 2008).
- Catherine McAuley Auditorium (circa 2011).
- Year 12 Centre and Administration Building (circa 2014).

The subject site includes two (2) State Heritage Places:

- Convent of Mercy (circa 1880) incorporating the Dutton-Green Residence (circa 1870) and the Acramen Residence (circa 1870).
- Cunningham Memorial Chapel (circa 1922).

As shown on the Location Plan, drawing number DA01 prepared by Grieve Gillett Architects and Hayball Architects contained at **Appendix C**, the Dunlevie Building (to be demolished) is situated in the central position to the site and has no frontage to either Wakefield Street or Angas Street. The proposed multi-level building will therefore largely be obscured when viewed from Angas Street.

Properties adjacent the subject site include the Archdiocese of Adelaide, St Francis Xavier's Cathedral and SA Water to the west.

Some vegetation including small to medium trees exists, scattered across the subject site. There are no Regulated or Significant trees on the subject site.

The proposed development does not seek to alter or amend the access or traffic functions presently operating on the subject site.

3 Locality

The subject land is located within the Capital City Zone.

Surrounding the site, the locality is diverse in both built form and land uses:

- To the North: Wakefield Street, is characterised by commercial, office and consulting rooms. Buildings of note include the 19-storey Wakefield House, Torrens Building and the 14-storey Commonwealth Bank Building.
- To the South: Angas Street, is characterised by one and two storey commercial and office buildings. Buildings of note include the Arts and Royalty Theatres, a 30-storey mixed use development, and the Commonwealth Law Courts.
- To the East: On the opposite side of Chancery Lane, are predominantly one and two-storey commercial and office buildings. Further to the east, is the 10-storey SA Police Headquarters and 12-storey Calvary Adelaide Hospital.
- To the West: Proximate to the subject site is the Archdiocese of Adelaide, St Francis Xavier's Catholic Church and 11 storey SA Water building with Victoria Square further to the west, on the opposite side of King William Street.

There is also a notable concentration of State and Local Heritage Places within the locality.

4 Proposed Development

The proposed development is summarised in **Table 2** below, with a more detailed description of the proposed works outlined in the following sections.

Table 2: Proposed Development Summary

Proposed Development Summary	
Summary Description	Demolition of an existing school building and construction of a multi-level primary school building
Development Elements	Demolition Alterations and additions to an Educational Facility Advertisements Landscaping

The full extent of the proposed works is outlined in the following sections and more fully illustrated in the compendium of drawings which accompany the application prepared by Grieve Gillett Architects and Hayball Architects listed in Table 3 below.

Table 3: Drawing Schedule

No.	Sheet Title	Issue
DA00	Title Sheet	-
DA01	Location Plan	0
DA10	Proposed Site Plan	1
DA11	Existing Plan/Demolition Plan	0
DA12	Street Elevation	0
DA13	Sun Study	2
DA21	Ground Floor Plan	2
DA22	Level 1 Plan	2
DA23	Level 2 Plan	3
DA24	Level 3 Plan	3
DA25	Roof Plan	1
DA26	Roof Plant Plan	0
DA31	Elevations	1
DA32	Elevations	1
DA51	Renders	1
DA52	Design Diagrams	0
DA53	External Materials	0

The compendium of drawings forming the development application prepared by Cheesman Architects are contained at **Appendix C**. The Landscape Concept Plan prepared by T.C.L. is contained at **Appendix E**.

4.1 Land Use

St Aloysius College offers education from Montessori Early Learning Centre (ELC), Foundation to Year 12 with a current enrolment of approximately 1,300 students, with 165 staff.

The proposed development does not change the current land use as an educational facility. The proposed development represents a demolition and rebuild of an existing facility to provide contemporary learning opportunities and additional teaching spaces.

The proposed development will not result in an increase to either the number of students enrolled, or the number of staff employed by the school.

The proposed development will ordinarily operate daytime hours, Monday to Friday, 8.00 am to 5.00 pm.

4.2 Built Form

The proposed multi-level primary school building will replace the existing 3-storey Dunlevie building on the site and will be connected via a walkway to the existing Redden Centre. The proposed building has a:

- Building height (Levels) of four (4) Building Levels.
- Building Height (Metres) of 24.631 metres (including lift overrun).

4.3 Building Configuration

The proposed building will include:

- At Ground Floor: 3 General Learning Areas, a Learning Commons (i.e. shared space), Music Room, Quiet Room, Sensory Room, Foyer, Comms Room, Administration (including Offices and a Meeting Room), Amenities and Changerooms accessible from the existing pool. The Ground Floor also features a courtyard with garden beds and opportunities for outdoor learning and imaginative play.
- At Level 1: 6 General Learning Areas, a STEAM (Science, Technology, Engineering, Arts and Mathematics) Room, 2 Learning Commons, 2 Sensory Rooms, 2 Quiet Rooms, a Breakout Room, Presentation Area, Cleaners Store and Amenities. The Level 1 balcony and walkway connection to the Redden Centre will feature garden beds and opportunity for productive gardening.
- At Level 2: 6 General Learning Areas, 2 Learning Commons, 2 Sensory Rooms, a Quiet Room, Breakout Room, a Specialist Multi-Purpose Learning Area, Presentation Area, Comms Room, and Amenities.
- At Level 3: 7 General Learning Areas, 2 Learning Commons, 2 Sensory Rooms, 2 Quiet Rooms, 3 Breakout Rooms, Presentation Area, Cleaners Store, and Amenities.
- At Roof Level: Sports and Recreational Space, Outdoor Learning Space, Rooftop Garden, Storerooms, Cleaners Store and Amenities, Barrier Netting and Glass Balustrade.
- Lift Overrun and Mechanical Plant Room, Fire Pump Room and Generator Room.
- A central theatre stairway and lift connecting all levels.

4.4 Signage

The proposed development includes:

- 2 illuminated wall signage of both the school emblem and building name 'Dunlevie'. The wall signage is to be located on the southern elevation of the proposed building and has been intentionally placed, to be visible from the Angas Street entrance to the College campus.

4.5 Pedestrian Access

The proposed development also facilitates improvement to:

- Redden Lane is a major entrance to the College campus and brings pedestrian traffic gathering in Dunlevie Courtyard. Improved pedestrian access from both Angas Street entrance to the College campus and Redden Centre (Redden Lane) is proposed.
- The northern edge of the Dunlevie Courtyard forms the southern frontage to the proposed multi-level building, which includes the principal entrance. The Dunlevie Courtyard will also be further enhanced with architectural decorative concrete paving, garden beds, lawn, tree-planting, amphitheatre, art installation and the provision of seating.
- Connection to Redden Centre at Ground Level and Level 1.

Emergency egress to the west of the site is being facilitated through the granting of a right-of-way on foot over the existing easement by the Catholic Church Endowment Society Inc.

4.6 Landscaping

Landscaping has been included in the design with the intention to improve amenity of the College campus:

- Redden Lane: Improved pedestrian access from both Angas Street entrance to the College campus and Redden Centre. Avenue planting, garden beds and the provision of seating.
- Dunlevie Courtyard: Architectural decorative concrete paving, garden beds, lawn, tree-planting, amphitheatre, art installation and the provision of seating.
- At Ground Floor: A north-facing courtyard with garden beds and opportunities for outdoor learning and imaginative play.
- At Level 1: A north-facing balcony and walkway connection to the Redden Centre will feature garden beds and opportunity for productive gardening.
- At Roof Level: Sports and Recreational Space, Outdoor Leaning Space, Rooftop Garden.

Where possible established trees are to be retained. An existing tree (not a regulated or significant tree) adjacent the north-east elevation of the Cunningham Memorial Chapel is to be removed.

4.7 Extent of Demolition

To facilitate the proposed building, demolition/removal of the following is required:

- The 3-storey Dunlevie Building including external staircase.
- Level 1 walkway and associated structures including the arched brick colonnade between the existing Dunlevie Building and the Cunningham Memorial.
- A portion of the existing pool fence, pool shade and associated structures.
- The existing pathways and pavement within the development area will be replaced.
- An existing tree (not a regulated or significant tree) adjacent the north-east elevation of the Cunningham Memorial Chapel.

Whilst the proposed building extends to the south of the footprint of the existing Dunlevie Building, it does not touch either of the two State Heritage Places. No works are therefore proposed to either of State Heritage Places on the subject site.

5 Procedural Matters

5.1 Planning and Design Code

The Code identifies and applies policies for assessment of a proposal relative to the zone.

For each zone, policies and rules are identified and applied to classes of development within the zone, including an application for policies within subzones and overlays that apply only in the area affected by the overlay, together with the relevant general development policies.

Table 4 below, provides a summary of the applicable zone, overlays and general development policy sections that have been identified as applying to the subject land.

Table 4: Planning and Design Code Summary

Planning and Design Code Summary	
Version and Date	Version 2024.11 dated 20 June 2024
Zone	Capital City
Overlays	Airport Building Heights (Regulated) - All structures over 110 metres AHD Building Near Airfields Design Heritage Adjacency Hazards (Flooding – Evidence Required) State Heritage Place – 1361 State Heritage Place - 1362
Technical Numerical Variations	Maximum Building Height (Metres) is 53 metres
Concept Plan	Concept Plan 79 – Primary Pedestrian Area
General Development Policies	Advertisements Clearance from Overhead Powerlines Design in Urban Areas Interface between Land Uses

The Zone, Overlays and General Development Policies that apply may contain sections headed ‘Procedural Matters’ including the requirement to notify certain applications for planning consent and referrals to prescribed bodies.

5.2 Relevant Authority

As the proposed development is within the City of Adelaide and the total amount to be applied to work, where all stages of the development are completed, exceeds \$10,000,000, in accordance with Section 94(1) of the *Planning, Development and Infrastructure Act 2016*, the State Planning Commission is the relevant authority in relation to proposed development.

5.3 Assessment Pathway

An assessment of the development elements against the assessment pathways identified in the Code identifies that the proposal requires assessment as Code Assessed – Performance Assessed.

5.4 Statutory Referrals

5.4.1 Government Architect

Pursuant to the Design Overlay, as the proposed development is within the City of Adelaide and the total amount to be applied to any work, where all stages of the development area completed, exceeds \$10,000,000 a referral to the Government Architect is required.

5.4.2 Minister Responsible for Administration of the Heritage Places Act 1993

As the proposed development immediate surrounds, two State Heritage Places, the Convent of Mercy and Cunningham Memorial Chapel, it is anticipated that a referral to the Minister responsible for the administration of the *Heritage Places Act 1993* will be made pursuant to the Heritage Adjacency Overlay.

As the proposed development involves a new building that: (i) is visible from a public street, road or thoroughfare that abuts a State Heritage Place, and (ii) may materially affect the context of the State Heritage Place, a referral to the Minister responsible for the administration of the *Heritage Places Act 1993* will be made pursuant to the State Heritage Place Overlay.

5.4.3 Adelaide City Council

As the proposed development is situated within the City of Adelaide, a referral to the Adelaide City Council is anticipated.

5.5 Public Notification

In accordance with Table 5(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 is exempt from public notification except where the proposal involves the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building).

Part 8 of the Code – Administrative Terms and Definitions defines an ‘Excluded building’:

Means, for the purpose of Table 5 – Procedural Matters (PM) – Notification, a building, structure or landscape feature (or part thereof) that is:

- (a) *in an area established as a State Heritage Area under the Heritage Place Act 1993 and the relevant authority is of the opinion that the building, structure or landscape feature (or part thereof) does not contribute to the buildings or features of identified heritage value within the State Heritage Area; or*

(b) *is a Historic Area Overlay and the building (or part thereof):*

(i) *is an ancillary building; or*

(ii) *in the opinion of the relevant authority, does not demonstrate the historic characteristics as expressed in the Historic Area Statement*

but does not include a building, structure or landscape feature (or part thereof) that is specifically listed in Part 11 of the Code as a Local Heritage Place or a State Heritage Place in the South Australian Heritage Register.

Part 11 of the Code lists a State Heritage Place in the South Australian Heritage Register, as:

Table 5: Part 11 of the Code – Heritage Places

Property Address	Description and/or Extent of Listed Places	Section 16 Criteria	Heritage NR
34 Angas Street, Adelaide	Convent of Mercy (incorporating two former dwellings)		1361
34 (rear) Angas Street, Adelaide	Cunningham Memorial Catholic Chapel		1362

Part 11 of the Code further states that as the *Heritage Places Act 1993* operates separately to the *Planning, Development and Infrastructure Act 2016* and the Code, reference to the Register established under the *Heritage Places Act 1993* (the South Australian Heritage Register) will be made to determine if a State Heritage place exists on land forming part of a development application and the extent to which it applies.

Table 6: Part 11 of the Code – South Australian Heritage Register

Heritage No	Address	LGA	Details	Class
1361	34 Angas Street, Adelaide	Adelaide	Convent of Mercy (incorporating two former dwellings)	State
1362	34 (rear) Angas Street, Adelaide	Adelaide	Cunningham Memorial Catholic Chapel	State

There are no inconsistencies between the Register and the State Heritage Places listed in Part 11 of the Code. Therefore, the Dunlevie Building is considered an excluded building for the purpose of Table 5 – Procedural Matters (PM).

The proposal, therefore:

- Does not interface with a site (or land) used for residential purposes in a neighbourhood-type zone.
- Does not include demolition (or partial demolition) of a building (or structure) that is specifically listed as a State Heritage Place in the South Australian Heritage Register.

Public notification of the proposal is hence not required.

6 Assessment

6.1 Land Use

The subject site is located wholly within the Capital City Zone.

The Capital City Zone provides for development that supports a range of residential, employment, community, educational, innovation, recreational, tourism and educational facilities that generate opportunities for population and employment growth.

Capital City Zone	
Performance Outcome	Deemed-to-Satisfy Criteria/ Designated Performance Feature
Land Use	
<p>PO 1.1</p> <p>A vibrant mix of residential, retail, community, commercial and professional services, civic and cultural, health, educational, recreational, tourism and entertainment facilities.</p>	<p>DTS/DPF 1.1</p> <p>The following types of development, or combinations thereof, are envisaged:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Child care facility (c) Consulting Room (d) Dwelling (e) <u>Educational facility</u> (f) Hospital (g) Hotel (h) Licensed Premises (i) Library (j) Office (k) Supported Accommodation (l) Residential Flat Building (m) Shop (n) Student Accommodation (o) Tourist Accommodation.

The proposed development represents a demolition and rebuild of an existing educational facility to provide contemporary learning opportunities and additional teaching spaces.

An educational facility is expressly envisaged within the Capital City Zone.

Additional zone provisions that relate to aspects of the proposal and are considered relevant to the assessment of the proposal are set out and summarised in **Table 5**, together with an analysis of the level of compliance of the proposal with policy provisions.

Table 7: Zone Policies – Performance Outcomes

Performance Outcome	Assessment
<p>PO 3.1</p> <p>A contextual design response that manages differences in scale and building proportions to maintain a cohesive streetscape and frame city streets.</p>	<p style="text-align: center;">Built form and Character</p> <p>The proposed multi-level building is situated in the central position of the subject site as shown on the Location Plan, drawing number DA01 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C and has no frontage to Angas or Wakefield Streets. The proposed multi-level building will therefore largely be obscured when viewed from Angas Street.</p> <p>The mass and form of the proposed multi-level building (4 Levels and 24.361 metres including lift overrun) is in keeping with existing buildings on the subject site and reflects the scale adjacent buildings, as shown on the Street Elevation, drawing number DA12 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>The proposed building is of a contemporary design featuring a range of building elements and materials to create visual interest. Building materials include a combination of:</p> <ul style="list-style-type: none"> • Brick cladding. • Fibre cement cladding (combination of unpainted and painted). • Precast concrete (combination of unpainted and pigmented). • Perforated mesh. • Vertical aluminium fins. • Glass balustrading. <p>External materials, drawing no. DA53, prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>The existing form, geometry and pattern of the Cunningham Memorial Chapel and Convent of Mercy are reflected in the architectural detailing of the proposed building:</p> <p>At Ground Level, the building line is setback from the building façade to create a Colonnade. Contemporary arched brickwork to the southern elevation (principal entrance) references the existing cloister that surrounds the Cunningham Memorial Chapel.</p> <p>Architectural detailing at the upper levels creates a playful yet simple façade that provides a contemporary backdrop to the State Heritage Places:</p> <ul style="list-style-type: none"> • Vertical columns assist in breaking up the mass and form and provides perceptions of verticality. • Substantial use of glazing to northern and southern elevations, provides a sense of openness. • Fixed horizontal steel plate window hoods, provide proportions. • Perforated mesh and a steel archway to eastern elevation of external staircase as well as aluminium fins to the southern elevation provides appealing design elements. • At Ground Level and Level 1: Walkway connection to the existing Redden Centre. • Illuminated wall signage intentionally placed, to be visible from the Angas Street entrance to the College campus. <p>Elevations are detailed on drawing no. DA 31 and DA. 32, prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>Landscape Concept Plans have been prepared by T.C.L. and are contained at Appendix E.</p> <ul style="list-style-type: none"> • At Ground Floor: a north facing courtyard with garden beds and opportunities for outdoor learning and imaginative play. • At Level 1: a north facing balcony and walkway connection to the Redden Centre will feature garden beds and opportunity for productive gardening.

Performance Outcome	Assessment
	<ul style="list-style-type: none"> At Roof Level: Sports and Recreational Space, Outdoor Leaning Space, Rooftop Garden. <p>The proposed development also facilitates improvement to:</p> <ul style="list-style-type: none"> Redden Lane: Improved pedestrian access from both Angas Street entrance to the College campus and Redden Centre. Avenue planting, garden beds and the provision of seating. Dunlevie Courtyard: Architectural decorative concrete, gardens beds, lawn, tree-planting, amphitheatre, art installation and the provision of seating. <p>Where possible established trees are to be retained. An existing tree (not a regulated or significant tree) adjacent the northeast elevation of the Cunningham Memorial Chapel.</p>
<p>PO 3.2</p> <p>Buildings:</p> <p>(a) are designed to reinforce the prevailing datum heights and parapet levels of the street through design elements that provide a clear distinction between levels above and below the prevailing datum line;</p> <p>(b) where located in an existing low-rise context, are designed to include a podium/street wall height and upper level setback that:</p> <ul style="list-style-type: none"> (i) relates to the scale and context of adjoining built form; (ii) provides a human scale at street level; (iii) creates a well-defined and continuity of frontage; (iv) gives emphasis and definition to street corners to clearly define the street grid; and (v) contributes to the interest, vitality and security of the pedestrian environment. 	<p>The proposed multi-level building (4 Levels and 24.361 metres including lift overrun) is situated in the central position of the subject site as shown on the Location Plan, drawing number DA01 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C and has no frontage to Wakefield or Angas Streets. The proposed multi-level building will therefore largely be obscured when viewed from Angas Street.</p> <p>The mass and form of the proposed multi-level building is in keeping with existing buildings on the subject site and reflects the scale of adjacent buildings, as shown on the Street Elevation, drawing number DA12 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>The proposed development also facilitates improvement to:</p> <p>Redden Lane: Improved pedestrian access from both Angas Street entrance to the College campus and Redden Centre. Avenue planting, garden beds and the provision of seating.</p> <p>Landscape Concept Plans have been prepared by T.C.L. and are contained at Appendix E.</p>
<p>PO 3.3</p> <p>Building facades are strongly modelled, incorporate a vertical composition which reflects the proportions of existing frontages, and ensure that architectural detailing is</p>	<p>The proposed multi-level building is situated in the central position of the subject site as shown on the Location Plan, drawing number DA01 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C and has no frontage to Wakefield or Angas Streets. The proposed multi-level building will therefore largely be obscured when viewed from Angas Street.</p>

Performance Outcome	Assessment
<p>consistent around corners and along minor streets and laneways.</p>	<p>The proposed building is of a contemporary design featuring a range of building materials to create visual interest. Architectural detailing includes vertical columns and aluminium fins to the southern elevation to assist in breaking up the mass and form and provides perceptions of verticality.</p> <p>Substantial use of glazing to northern and southern elevations, provides a sense of openness. Elevations are detailed on drawing no. DA 31 and DA. 32, prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>Building materials include a combination of:</p> <ul style="list-style-type: none"> • Brick cladding. • Fibre cement cladding (combination of unpainted and painted). • Precast concrete (combination of unpainted and pigmented). • Perforated mesh. • Vertical aluminium fins. • Glass balustrading. <p>External materials, drawing no. DA53, prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p>
<p>PO 3.6 Development avoids activities that result in a gap in the built form along a public road or throughfare (such as an open lot car park) for an extended period of time to minimise negative impacts on streetscape continuity.</p>	<p>The proposed multi-level building is situated in the central position of the subject site as shown on the Location Plan, drawing number DA01 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C and has no frontage to Wakefield or Angas Streets. The proposed multi-level building will therefore largely be obscured when viewed from Angas Street.</p> <p>The proposed development facilitates improvement to Redden Lane with improved pedestrian access from the Angas Street entrance to the College campus as shown on the Landscape Concept Plan prepared by T.C.L. contained at Appendix E.</p>
<p>PO 3.13 Buildings are adaptable and flexible to accommodate a range of land uses.</p>	<p>St Aloysius College offers education from Montessori Early Learning Centre (ELC), Foundation to Year 12 with a current enrolment of approximately 1,300 students, with 165 staff.</p> <p>The proposed multi-level building is durable, flexible facility adaptable to future needs. Centred around creativity and collaboration, the building incorporates a host of contemporary learning spaces and collaborative areas to enhance the student experience and promote creativity.</p> <p>The building comprises:</p> <ul style="list-style-type: none"> • 22 General Learning Areas. • Learning Commons (i.e. shared space). • Dedicated Music and dedicated STEAM (Science, Technology, Engineering, Arts and Mathematics) Room. • Breakout Rooms. • Specialist Multi-Purpose Learning Area. • Spaces for students to take 'time out' from the traditional classroom. • Rooftop Sports and Recreational Space. • Rooftop Garden. • Outdoor Learning Areas. • Administration (including Offices and Meeting Rooms).
Building Height	
<p>PO 4.1 Building height is consistent with the form expressed in any relevant</p>	<p>The proposed building height of 24.631 metres (including lift overrun) is well below the DTS/DPF 4.1 Maximum <i>Building Height (Metres) Technical and Numeric Variation</i> of 53 metres.</p>

Performance Outcome	Assessment
<p><i>Maximum Building Height (Levels) Technical and Numeric Variation layer and Maximum Building Height (Metres) Technical and Numeric Variation layer or positively responds to the local context and achieves the desired outcome of the Zone.</i></p>	
<p>PO 4.3 Buildings designed to achieve optimal height and floor space yields.</p>	<p>The proposed development immediate surrounds, two (2) State Heritage Places:</p> <ul style="list-style-type: none"> • Convent of Mercy (circa 1880) incorporating the Dutton-Green Residence (circa 1870) and the Acramen Residence (circa 1870); and • Cunningham Memorial Chapel (circa 1922). <p>The proposed multi-level building is situated in the central position of the subject site, to the rear of the Convent of Mercy and Cunningham Memorial Chapel, as shown on the Location Plan, drawing number DA01 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C. The proposed multi-level building has been designed, to respect the scale and context of the State Heritage Places.</p> <p>The proposed multi-level primary school buildings is also a key element of the St Aloysius College Master Plan which sets out a comprehensive vision for the future of the College over a 10-15 year period and has been determined through consultation with students, educators, staff and the broader school community. The proposed building at 4 Levels has been designed to meet the needs of the College, accommodate a full range of teaching, administration and recreational activities.</p> <p>The mass and form of the proposed multi-level building also reflect the scale of the adjacent buildings, as shown on the Street Elevation, drawing number DA12 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p>
Movement	
<p>PO 6.1 Access to, and movement within the Capital City Zone to be universally accessible, easy, safe, comfortable, convenient and legible for people of all abilities, with priority given to pedestrians and cyclists.</p>	<p>With areas of the existing Dunlevie Building, inaccessible for people with a disability, improved accessibility has been a key consideration in the design of both the proposed multi-level building and upgrades to Redden Lane and Dunlevie Courtyard. This includes:</p> <ul style="list-style-type: none"> • Clear, flat and unobstructed pedestrian path from Angas Street to the principal entrance of the proposed multi-level building (Redden Lane). • The principal entrance to the proposed multi-level building is accessible to all students, educators, staff and visitors and can be navigated easily without a step or stairway, providing convenient and dignified access. • All rooms and spaces have been designed to be accessible to all students, educators, staff and visitors. • Inclusion of an accessible toilet/bathroom on each building level providing convenient and equitable access. • Inclusion of Sensory and Quiet rooms on each building level. • Lift access to each building level ensures all students, educators, staff and visitors have the ability to access and move freely inside the building. <p>Emergency egress to the west of the site is being facilitated through the granting of a Right of Way on Foot over the existing easement by the Catholic Church Endowment Society Inc.</p>
Advertisements	
<p>PO 8.1 Advertisements use simple graphics and are restrained in their size, design and colour, and achieve an overall</p>	<p>The proposal seeks approval for two (2) illuminated wall signs.</p> <p>The proposed wall signage is incorporated into the design of the building and reflects both the school emblem and building name 'Dunlevie'. Signage is limited to the southern elevation</p>

Performance Outcome	Assessment
consistency of design and appearance along individual street frontages.	of the proposed building as shown on the Elevations, drawing number DA31 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C . The proposed illuminated wall signage is considered to be of a scale and size that is appropriate to the character of the locality.
Concept Plans	
PO 9.1 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.	The proposed multi-level building is situated in the central position of the subject site as shown on the Location Plan, drawing number DA01 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C and has no frontage to Wakefield or Angas Streets. The proposed development facilitates improvement to Redden Lane with improved pedestrian access from the Angas Street entrance to the College campus as shown on the Landscape Concept Plan prepared by T.C.L. contained at Appendix E .

It is our opinion, that the proposal:

- Is consistent with the intent of the Capital City Zone and the scale and bulk is in keeping with the existing buildings located on the subject site.
- Does not affect the existing character of the locality nor does it prevent the attainment of the desired character as the proposed building is setback (central) within the subject site and features a high quality design and durable external materials.

6.2 Overlays

The spatial overlays listed in Table 3 apply to the subject site and an assessment of the relevant assessment policies are tabulated below in the following sections.

6.2.1 Airport Building Heights (Regulated) – All structures over 110 metres (AHD)

Performance Outcome	Assessment
Built Form Policies	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	The proposed building, with a height of 24.631 metres (including lift overrun) will not exceed the height specified in the Airport Building Heights (Regulated) – All structures over 110 metres (AHD) Overlay.

6.2.2 Building Near Airfields

Performance Outcome	Assessment
PO 1.1 Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.	Any external lighting will be designed and constructed to conform to Australian Safety Standard (AS 4282-1997).

6.2.3 Design

Performance Outcome	Assessment
General Policies	
PO 1.1 Medium to high rise buildings and state significant development demonstrates high quality design.	<p>The proposed multi-level building is situated in the central position of the subject site as shown on the Location Plan, drawing number DA01 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C and has no frontage to Angas or Wakefield Streets. The proposed multi-level building will therefore largely be obscured when viewed from Angas Street.</p> <p>The mass and form of the proposed multi-level building (4 Levels and 24.361 metres including lift overrun) reflect the scale of the adjacent buildings, as shown on the Street Elevation, drawing number DA12 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>The proposed building is of a contemporary design featuring a range of building elements and materials to create visual interest. Building materials include a combination of:</p> <ul style="list-style-type: none"> • Brick cladding. • Fibre cement cladding (combination of unpainted and painted). • Precast concrete (combination of unpainted and pigmented). • Perforated mesh. • Vertical aluminium fins. • Glass balustrading. <p>External materials, drawing no. DA53, prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>The existing form, geometry and pattern of the Cunningham Memorial Chapel and Convent of Mercy are reflected in the architectural detailing of the proposed building:</p> <ul style="list-style-type: none"> • At Ground Level, the building line is setback from the building façade to create a Colonnade. • Contemporary arched brickwork references the existing cloister that surrounds the Cunningham Memorial Chapel. <p>Architectural detailing at the upper levels creates a playful yet simple façade that provides a contemporary backdrop to the State Heritage Places:</p> <ul style="list-style-type: none"> • Vertical columns assist in breaking up the mass and form and provides perceptions of verticality and architectural detailing. • Substantial use of glazing to northern and southern elevations, provides a sense of openness. • Fixed horizontal steel plate window hoods, provide proportions. • Perforated mesh and a steel archway to eastern elevation of external staircase, as well as aluminium fins to the southern elevation provides patternation.

Performance Outcome	Assessment
	<ul style="list-style-type: none"> At Ground Level and Level 1: Walkway connection to the existing Redden Centre is included. Illuminated wall signage is intentionally placed, to be visible from the Angas Street entrance to the College campus. <p>Elevations are detailed on drawing no. DA 31 and DA. 32, prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>Landscape Concept Plans have been prepared by T.C.L. and are contained at Appendix E.</p> <ul style="list-style-type: none"> At Ground Floor: a courtyard with garden beds and opportunities for outdoor learning and imaginative play. At Level 1: balcony and walkway connection to the Redden Centre will feature garden beds and opportunity for productive gardening. At Roof Level: Sports and Recreational Space, Outdoor Learning Space, Rooftop Garden. <p>The proposed development also facilitates improvement to:</p> <ul style="list-style-type: none"> Redden Lane: Improved pedestrian access from both Angas Street entrance to the College campus and Redden Centre. Avenue planting, garden beds and the provision of seating. Dunlevie Courtyard: Architectural decorative concrete paving, gardens beds, lawn, tree-planting, amphitheatre, art installation and the provision of seating. <p>Where possible established trees are to be retained. An existing tree (not a regulated or significant tree) adjacent the northeast elevation of the Cunningham Memorial Chapel.</p>

6.2.4 Heritage Adjacency

Performance Outcome	Assessment
Built Form Policies	
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.	<p>The proposed development immediate surrounds, two (2) State Heritage Places:</p> <ul style="list-style-type: none"> Convent of Mercy (circa 1880) incorporating the Dutton-Green Residence (circa 1870) and the Acramen Residence (circa 1870); and Cunningham Memorial Chapel (circa 1922). <p>No works are proposed to the two heritage listed buildings.</p> <p>The proposed multi-level building respects the scale and context of the State Heritage Places and will not impact on their context, siting or prominence to Angas Street. A Heritage Impact Statement has been prepared by Grieve Gillett Architects and Hayball Architects, contained at Appendix D.</p>

6.2.5 Hazards (Flooding – Evidence Required)

Performance Outcome	Assessment
Land Use Policies	
PO 1.1 Buildings housing vulnerable people, community service facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	The proposed building has an FFL of 45.550.

6.2.6 State Heritage Place Overlay

Performance Outcome	Assessment
Built Form Policies	
<p>PO 1.1</p> <p>The form of new buildings and structure maintains the heritage values of the State Heritage Place.</p>	<p>The proposed multi-level building respects the scale and context of the State Heritage Places and will not impact on their context, siting or prominence to Angas Street.</p> <p>A Heritage Impact Statement has been prepared by Grieve Gillett Architects and Hayball Architects.</p> <p>The primary objective of this Heritage Impact Statement is to assess any impact on the proposal on the identified heritage values of the State Heritage Place and to describe mitigation measures to reduce any negative impact on those values.</p> <p>A copy of the Heritage Impact Statement is contained at Appendix D.</p>
<p>PO 1.6</p> <p>New buildings and structures are not placed or erected between the primary and secondary street boundaries and the façade of the State Heritage Place.</p>	<p>The Convent of Mercy and Cunningham Memorial Chapel has a frontage to Angas Street.</p> <p>The proposed multi-level building is situated in the central position of the subject site, to the rear of the Convent of Mercy and Cunningham Memorial Chapel, as shown on the Location Plan, drawing number DA01 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p>
Demolition Policies	
<p>PO 6.1</p> <p>State Heritage Places are not demolished, destroyed or removed in total or in part unless wither of the following apply:</p> <p>(a) the portion of the State Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value</p> <p>or</p> <p>(b) the structural condition of the State Heritage Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and its irredeemably beyond repair.</p>	<p>The proposed development immediately surrounds two (2) State Heritage Places:</p> <ul style="list-style-type: none"> • Convent of Mercy (circa 1880) incorporating the Dutton-Green Residence (circa 1870) and the Acramen Residence (circa 1870); and • Cunningham Memorial Chapel (circa 1922). <p>The SA Heritage Places Database Search validates that the boundary of both State Heritage Places is determined by the ‘building footprint’.</p> <p>No works are therefore proposed to either of the two (2) State Heritage Places.</p>

6.3 General Development Policies

The General Development Policies have been reviewed in the context of the proposal. Table 5 lists only the policies considered relevant to the proposed development, and locality and which have not already been addressed by the preceding sections. Policies that duplicate the intent of the other policies are similarly not listed to avoid repetition.

6.3.1 Table 5 – General Development Policies

Performance Outcome	Assessment
Advertisements	
Appearance	
PO 1.1 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	<p>The proposal seeks approval for two (2) illuminated wall signs.</p> <p>The proposed wall signage is incorporated into the design of the building and reflects both the school emblem and building name 'Dunlevie'. Signage is limited to the southern elevation of the proposed building as shown on the Elevations, drawing number DA31 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>The proposed illuminated wall signage has been intentionally placed, to be visible from the Angas Street entrance to the College campus and is considered to be of a scale and size that is appropriate to the character of the locality.</p>
PO 1.3 Advertisement does not encroach on public land or the land of an adjacent allotment.	
PO 1.5 Advertisements and/ or advertising hoardings are of a scale and size appropriate to the character of the locality.	
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	<p>The proposal seeks approval for two (2) illuminated wall signs.</p> <p>Signage is limited to the southern elevation of the proposed building as shown on the Elevations, drawing number DA31, prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>Signage is incorporated into the design of the building and limited to the school emblem and building name 'Dunlevie'.</p>
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	
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.	<p>The proposal seeks approval for two (2) illuminated wall signs.</p> <p>Signage is incorporated into the design of the building and limited to the school emblem and building name 'Dunlevie' as shown on the Elevations, drawing number DA31, prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>The proposed illuminated wall signage has been intentionally placed, to be visible from the Angas Street entrance to the College campus.</p>
Clearance from Overhead Powerlines	
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	The proposal does not impact or infringe on any powerline clearance zones and consequently is unlikely to impact on health and safety.
Design in Urban Areas	
All development External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation,	<p>The proposed multi-level building has a:</p> <ul style="list-style-type: none"> • Building Height (Levels) of four (4) Building Levels; and • Building Height (Metres) of 24.631 metres (including lift overrun).

Performance Outcome	Assessment
<p>materials, colours and massing (including height, width, bulk, roof form and slope).</p>	<p>The mass and form of the proposed multi-level building reflect the scale of the adjacent buildings, as shown on the Street Elevation, drawing number DA12 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>The proposed building is of a contemporary design featuring a range of building elements and materials to create visual interest.</p> <p>Building materials include a combination of:</p> <ul style="list-style-type: none"> • Brick cladding. • Fibre cement cladding (combination of unpainted and painted). • Precast concrete (combination of unpainted and pigmented). • Perforated mesh. • Vertical aluminium fins. • Glass balustrading. <p>External materials, drawing no. DA53, prepared by prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>The existing form, geometry and patternation of the Cunningham Memorial Chapel and Convent of Mercy are reflected in the Architectural detailing of the proposed building:</p> <ul style="list-style-type: none"> • At Ground Level, the building line is setback from the building façade to create a Colonnade. • Contemporary arched brickwork references the existing cloister that surrounds the Cunningham Memorial Chapel. <p>Architectural detailing at the upper levels creates a playful yet simple façade that provides a contemporary backdrop to the State Heritage Places:</p> <ul style="list-style-type: none"> • Vertical columns assist in breaking up the mass and form and provides perceptions of verticality. • Substantial use of glazing to northern and southern elevations, provides a sense of openness. • Fixed horizontal steel plate window hoods, provide proportions. • Perforated mesh and a steel archway to eastern elevation of the external staircase, as well as aluminium fins to the southern elevation provides patternation. • At Ground Level and Level 1: Walkway connection to the existing Redden Centre is included. • Illuminated wall signage intentionally placed, to be visible from the Angas Street entrance to the College campus. <p>Elevations are detailed on drawing no. DA 31 and DA. 32, prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p>
<p>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.</p>	<p>The proposed multi-level building is setback (central) within the subject site as shown on the Location Plan, drawing number DA01 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C. The proposed multi-level building will therefore largely be obscured when viewed from Angas Street.</p> <p>The College campus has its principal frontage to Wakefield Street to the north, it also has a frontage to Angas Street. Wall signage is incorporated into the design of the building and reflects both the school emblem and building name 'Dunlevie'. Signage is positioned on the southern (Angas Street) elevation of the proposed building (principal entrance) as shown on the Elevations, drawing number DA31 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C. The proposed illuminated wall signage has been intentionally placed, to be visible from the Angas Street entrance to the College campus.</p>

Performance Outcome	Assessment
	<p>Redden Lane is a major entrance to the College campus and brings pedestrian traffic gathering in Dunlevie Courtyard. Improved pedestrian access from both Angas Street entrance to the College campus and Redden Centre (Redden Lane) is proposed. Improvements include avenue planting, garden beds and the provision of seating. The Landscape Concept Plan prepared by T.C.L. contained at Appendix E.</p> <p>The Dunlevie Courtyard which will also be further enhanced with architectural decorative concrete paving, gardens beds, lawn, tree-planting, amphitheatre, art installation and the provision of seating.</p> <p>The northern edge of the Dunlevie Courtyard forms the southern frontage to the proposed multi-level building, which includes the principal entrance.</p>
<p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility form the public realm and negative impacts on residential amenity by:</p> <p>(a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces</p> <p>(b) screening rooftop plant and equipment from view</p> <p>(c) when located on the roof of non-residential development, locating the plant and equipment as far a practicable from adjacent sensitive land uses.</p>	<p>Rooftop plant, including the lift overrun, mechanical plant room, fire pump and generator room has been integrated into the overall design of the building.</p> <p>Rooftop plant will be concealed by Stainless Steel Mesh and Fibre Cement screen walls.</p> <p>A Preliminary Acoustic Report, prepared by Bestec, contained at Appendix F.</p> <p>As detail in the Preliminary Acoustic Report, the rooftop mechanical services are not currently available, similar units from previous project have been used to assume noise levels. The results of the assessment undertaken by Bestec reveal that in operation, the Environment Protection (Commercial and Industrial Noise) Policy criteria can be achieved, and the amenity of the nearest residential receivers and adjacent school buildings will not be affected during the daytime with the proposed building is operational.</p> <p>It is noted that once the details and selections are available, this assessment will be revised.</p>
<p>PO 1.5</p> <p>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 dorms of development contemplated in the relevant zone.</p>	<p>Waste storage facilities are existing onsite. The proposed development does not seek to alter existing waste management arrangements. The College actively encourages recycling and as such there will be the usual range of general waste and recycling bins collected as part of the usual service.</p>
Safety	
<p>PO 2.2</p> <p>Development is designed to differentiate public, communal and private areas.</p>	<p>The College campus has its principal frontage to Wakefield Street to the north, it also has a frontage to Angas Street to the south.</p> <p>The proposed multi-level building is situated in the central position of the subject site as shown on the Location Plan, drawing number DA01 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C and has no frontage to Angas or Wakefield Streets.</p>
<p>PO 2.3</p>	<p>The proposed development facilitates improvements to Redden Lane with improved pedestrian access from the Angas Street entrance to the College campus as shown on the Landscape Concept Plan prepared by T.C.L. contained at Appendix E.</p>

Performance Outcome	Assessment
Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	The proposed development does not seek to alter or amend the access or traffic functions presently operating on the subject site.
Landscaping	
<p>PO 3.1</p> <p>Soft landscaping and tree planting are incorporated to:</p> <p>(a) minimise heat absorption and reflection</p> <p>(b) maximise shade and shelter</p> <p>(c) maximise stormwater infiltration</p> <p>(d) enhance the appearance of land and streetscapes.</p>	<p>Landscape Concept Plans have been prepared by T.C.L. and are contained at Appendix E.</p> <ul style="list-style-type: none"> • At Ground Floor: a courtyard with garden beds and opportunities for outdoor learning and imaginative play. • At Level 1: balcony and walkway connection to the Redden Centre will feature garden beds and opportunity for productive gardening. • At Roof Level: Sports and Recreational Space, Outdoor Leaning Space, Rooftop Garden. <p>The proposed development also facilitates improvement to:</p> <ul style="list-style-type: none"> • Redden Lane: Improved pedestrian access from both Angas Street entrance to the College campus and Redden Centre. Avenue planting, garden beds and the provision of seating. • Dunlevie Courtyard: Architectural decorative concrete, gardens beds, lawn, tree-planting, amphitheatre, art installation and the provision of seating. <p>Where possible established trees are to be retained. An existing tree (not a regulated or significant tree) adjacent the northeast elevation of the Cunningham Memorial Chapel.</p> <p>A stormwater management plan is being prepared by Matter Consulting and will be provided to the Relevant Authority under a separate cover.</p>
Environmental Performance	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>The proposed multi-level building is situated in the central position of the subject site as shown on the Location Plan, drawing number DA01 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>The Dunlevie Courtyard provides separation between the Cunningham Memorial Chapel and the proposed multi-level building providing the building with access to daylight and amenity.</p> <p>The proposed multi-level building is oriented north-south. The substantial use of glazing maximises daylight, with steel plate window hoods to prevent glare and minimise heat generation. Cutouts and use of perforated metal are utilised on the eastern and western elevations to maximise daylight to the central corridors and circulation areas.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>A Building Code of Australia Section J Assessment, prepared by Bestec is contained at Appendix G.</p> <p>The rooftop features a Sports and Recreational Space, Outdoor Leaning Space, Rooftop Garden Sun Study, drawing number DA13 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C shows that, the Rooftop receives minimal overshadowing.</p> <p>Shade trees will be provided to the Rooftop Garden, Redden Lane and Dunlevie Courtyard as shown on the Landscape Concept Plans have been prepared by T.C.L. contained at Appendix E.</p>

Performance Outcome	Assessment
Water Sensitive Design	
<p>PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <p>(a) the quantity and quality of surface water and groundwater</p> <p>(b) the depth of directional flow of surface water and groundwater</p> <p>(c) the quality and function of natural springs.</p>	<p>A stormwater management plan is being prepared by Matter Consulting and will be provided to the Relevant Authority under a separate cover.</p>
All Development – Medium and High Rise	
External Appearance	
<p>PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.</p>	<p>The proposed multi-level building is of a contemporary design, featuring a range of building elements that sits harmoniously with, and respects the fabric and history of the site.</p>
<p>PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.</p>	<p>The existing form, geometry and patterning of the Cunningham Memorial Chapel and Convent of Mercy are reflect in the Architectural detailing:</p> <ul style="list-style-type: none"> • At Ground Level, the building line is setback from the building façade to create a Colonnade. • Contemporary arched brickwork and simple form, references the existing cloister that surrounds the Chapel in height and scale. <p>Architectural detailing at the upper levels creates a playful yet simple façade that provides a contemporary backdrop to the State Heritage Places:</p> <ul style="list-style-type: none"> • Vertical columns assist in breaking up the mass and form and provides perceptions of verticality. • Substantial use of glazing to northern and southern elevations, provides a sense of openness. • Fixed horizontal steel plate window hoods, provide proportions. • Perforated mesh and a steel archway to eastern elevation of external staircase, as well as aluminium fins to the southern elevation provides patterning. • At Ground Level and Level 1: Walkway connection to the existing Redden Centre is included. • Illuminated wall signage intentionally placed, to be visible from the Angas Street entrance to the College campus. <p>Elevations are detailed on drawing no. DA 31 and DA. 32, prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p>
<p>PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.</p>	<p>Building materials include a combination of:</p> <ul style="list-style-type: none"> • Brick cladding. • Fibre cement cladding (combination of unpainted and painted). • Precast concrete (combination of unpainted and pigmented). • Perforated mesh. • Vertical aluminium fins. • Glass balustrading. <p>External materials, drawing no. DA53, prepared by prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p>

Performance Outcome	Assessment
<p>PO 12.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>The proposed multi-level building is situated in the central position of the subject site as shown on the Location Plan, drawing number DA01 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C.</p> <p>Rooftop plant, including the lift overrun, mechanical plant room, fire pump and generator room has been integrated into the overall design of the building.</p> <p>Rooftop plant will be concealed by Stainless Steel Mesh and Fibre Cement screen walls.</p>
Environmental	
<p>PO 14.2</p> <p>Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rainwater tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.</p>	<p>The proposed multi-level building is oriented north-south. The substantial use of glazing maximises daylight, with steel plate window hoods to prevent glare and minimise heat generation. Cutouts and use of perforated metal on the eastern and western elevations are utilised to maximise daylight to the central corridors and circulation areas.</p> <p>A Building Code of Australia Section J Assessment, prepared by Bestec is contained at Appendix G.</p> <p>The rooftop features a Sports and Recreational Space, Outdoor Leaning Space, Rooftop Garden. Sun Study, drawing number DA13 prepared by Grieve Gillett Architects and Hayball Architects contained at Appendix C shows that, the Rooftop receives minimal overshadowing.</p> <p>Shade trees will be provided to the Rooftop Garden, Redden Lane and Dunlevie Courtyard as shown on the Landscape Concept Plans prepared by T.C.L. and are contained at Appendix E.</p> <p>A stormwater management plan is being prepared by Matter Consulting and will be provided to the Relevant Authority under a separate cover.</p>
All non-residential development	
Water Sensitive Design	
<p>PO 42.1</p> <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease including stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>A stormwater management plan is being prepared by Matter Consulting and will be provided to the Relevant Authority under a separate cover.</p>
<p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	
<p>PO 42.3</p> <p>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 to downstream systems.</p>	

Performance Outcome	Assessment
Interface between Land Uses	
General Land Use Compatibility	
<p>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.</p>	<p>A Preliminary Acoustic Report, prepared by Bestec, contained at Appendix F. As detail in the Preliminary Acoustic Report, the rooftop mechanical services are not currently available, similar units from previous project have been used to assume noise levels. The results of the assessment undertaken by Bestec reveal that in operation, the Environment Protection (Commercial and Industrial Noise) Policy criteria can be achieved, and the amenity of the nearest residential receivers and adjacent school buildings will not be affected during the daytime with the proposed building is operational. It is noted that once the details and selections are available, this assessment will be revised.</p>
Activities Generating Noise and Vibration	
<p>PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>Rooftop plant, including the lift overrun, mechanical plant room, fire pump and generator room has been integrated into the overall design of the building. A Preliminary Acoustic Report, prepared by Bestec, contained at Appendix F. As detail in the Preliminary Acoustic Report, the rooftop mechanical services are not currently available, similar units from previous project have been used to assume noise levels. The results of the assessment undertaken by Bestec reveal that when all 8 units are in operation, the Environment Protection (Commercial and Industrial Noise) Policy criteria will be achieved, and the amenity of the nearest residential receivers and adjacent school buildings will not be affected during the daytime with the proposed building is operational.</p>
<p>PO 4.2 Areas for on-site manoeuvring of services 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:</p> <ul style="list-style-type: none"> (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 and acoustic enclosure (d) providing a suitable acoustic barrier between the plant and/or equipment and the adjacent sensitive receiver boundary or zone/ 	<p>It is noted that once the details and selections are available, this assessment will be revised.</p>

7 Conclusion

The report demonstrates that the proposal is an entirely appropriate development outcome for the subject site and accords with the relevant policies, overlays and general intent of the Code. The proposed development:

- An educational facility is expressly envisaged within the Capital City Zone.
- The proposed development represents a demolition and rebuild existing educational facilities.
- The proposed development will not result in an increase to either the number of students enrolled, or the number of staff employed by the school.
- The proposed multi-level building is situated in the central position of the subject site and will largely be obscured when viewed from Angas Street.
- The proposed multi-level building is of a contemporary design featuring a range of building and materials to create visual interest.
- The building will sit harmoniously within the site, and does not impact the context, siting or prominence to Angas Street of the State Heritage Places.
- No works are proposed to the two State Heritage Places.
- The proposed illuminated wall signage is considered to be of a scale and size that is appropriate to the character of the locality.
- Improved pedestrian access from both Angas Street entrance to the College campus and Redden Centre.
- Landscaping to Dunlevie Courtyard and Roof Level Sports and Recreational Space, Outdoor Leaning Space, Rooftop Garden.
- The proposed development does not seek to alter or amend the access or traffic functions presently operating on the subject site.

In summary, we consider the proposed development warrants Planning Consent being granted.



Kirsten Falt MPIA
MasterPlan SA Pty Ltd

25 July 2024

Tegan Lewis
State Planning Commission
Via: PlanSA Portal

Our Ref: 53834LET02

Dear Tegan

**Response to Request for Documentation Development Application 24019790,
53 Wakefield Street, Adelaide**

On behalf of St Aloysius College ('our client' or 'the applicant'), we refer to your Request for Documentation dated 10 July 2024 in respect of the above-mentioned development application.

The request for documentation sought information in respect of two issues, as follows:

- Finished floor levels and proposed site (or "bench") levels.
- Signage.

This correspondence responds to each in turn.

Schedule of Drawings

Please find detailed in **Table 1** below and **enclosed** with this correspondence the most recent plans.

Table 1: Drawing Schedule

No.	Sheet Title	Issue
DA00	Title Sheet	-
DA01	Location Plan	0
DA10	Proposed Site Plan	2
DA11	Existing Plan/Demolition Plan	1
DA12	Street Elevation	1
DA13	Sun Study	3
DA21	Ground Floor Plan	3
DA22	Level 1 Plan	3
DA23	Level 2 Plan	3
DA24	Level 3 Plan	3



No.	Sheet Title	Issue
DA25	Roof Plan	2
DA26	Roof Plant Plan	1
DA31	Elevation	2
DA32	Elevations	2
DA51	Renders	2
DA52	Design Diagrams	0
DA53	External Materials	0

- 1. A site plan nominating proposed finished floor levels and proposed site (or "bench") levels, including in relation to the top of any kerb level, showing the height and location of any earthworks or retaining walls (if relevant).**

Drawing number DA10 Revision 2 prepared by Grieve Gillett Architects and Hayball Architects has been revised to show the requested detail. A Civil Stormwater Plan prepared by Matter Consulting is also **enclosed** with this correspondence.

- 2. Confirmation signage on the southern elevation is to be included as an element. The planning report and artists impressions admit the signage, but no design detail is included in the architectural drawings or the heritage impact statement. The southern elevation refers to the signage location as future, which indicates a subsequent application will be lodged.**

As declared, the proposed development includes illuminated signage on the southern elevation of the proposed building.

The location of the proposed illumination signage has however been revised, with the revised location shown on the **attached** drawing number DA31, Revision 2 prepared by Grieve Gillett Architects and Hayball Architects.

As discussed in both our planning report dated July 2024 and the accompanying Heritage Impact Statement prepared by Grieve Gillett Architects and Hayball Architects, the proposed illuminated signage has been intentionally placed, to be visible from the Angas Street entrance to the college campus and is considered to be of a scale and size that is appropriate to the character of the locality.

It is requested that the relevant authority consider the detailed design of the illuminated signage as a Reserved Matter.



Further Revisions

In addition to the revised illuminated signage detailed above, the project team has taken the opportunity to make further revisions to the proposed building. The extent of the revisions principally relates to:

- Decrease in the extent of demolition associated with the Level 1 Walkway and Associated Structure (drawing number DA11, Revision 1 prepared by Grieve Gillett Architects and Hayball Architects).
- A Ground Level: FFL of 45.660 (drawing number DA21 Revision 3 prepared by Grieve Gillett Architects and Hayball Architects).
- At Roof Level: Increase in the height of barrier netting from 3.2 metres to 6.0 metres (drawing number DA31 Revision 2 prepared by Grieve Gillett Architects and Hayball Architects), and reconfiguration of storeroom and lift foyer (drawing number DA25 Revision 2 prepared by Grieve Gillett Architects and Hayball Architects).
- Reconfiguration of staircase, Mechanical Plant Room, Fire Pump Room and Generator Room (drawing number DA26, Revision 1 prepared by Grieve Gillett Architects and Hayball Architects).
- Decrease in Building Height (Metres) from 24.631 (including lift overrun) to 23.03 metres (including lift overrun and barrier netting) (drawing number DA31 Revision 2 prepared by Grieve Gillett Architects and Hayball Architects).
- LED perimeter lighting to southern elevation (drawing number DA31 Revision 2 prepared by Grieve Gillett Architects and Hayball Architects).
- Design of the external staircase and walkway. Inclusion of steel archway providing pedestrian access (and views) in a north-south direction from the Dunlevie Courtyard to existing pool.

Closure

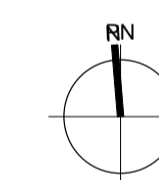
We trust that this information responds to the Request for Documentation and enables verification of the development application to proceed without further delay.

Should you require any additional information, or clarification, please do not hesitate to contact the writer.

Yours sincerely

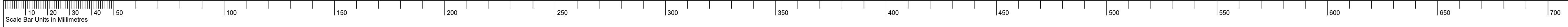
Kirsten Falt
MasterPlan SA Pty Ltd

enc: Documents as listed.
cc: St. Aloysius College.



ST ALOYSIUS COLLEGE PRIMARY SCHOOL

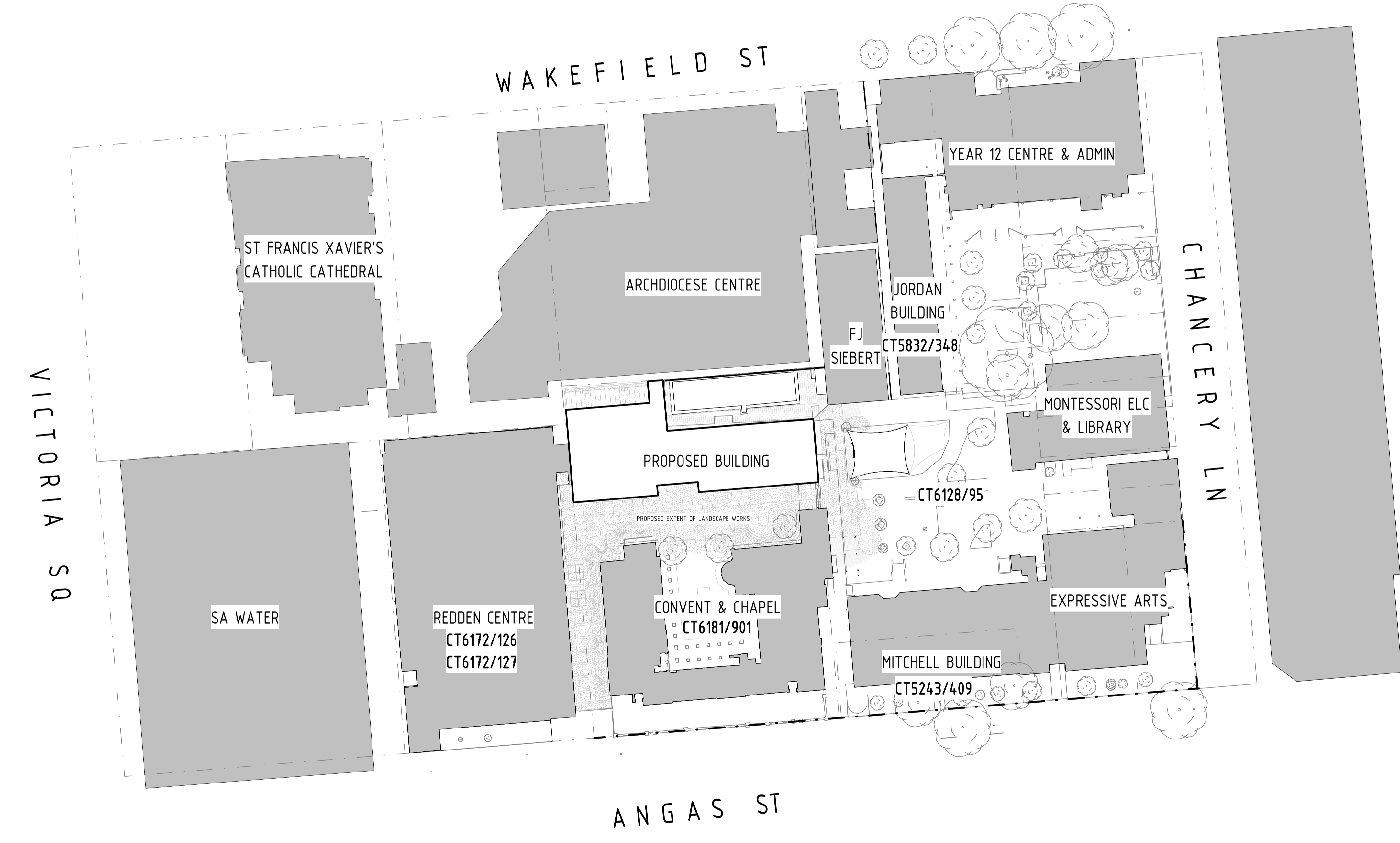
DA SHEET LIST		
Drawing Number	Sheet Name	Current Revision
DA00	TITLE SHEET	3
DA01	LOCATION PLAN	0
DA10	PROPOSED SITE PLAN	3
DA11	EXISTING / DEMOLITION SITE PLAN - EARLY WORKS - SHEET 1	2
DA15	EXISTING / DEMOLITION SITE PLAN - MAIN WORKS - SHEET 1	0
DA18	STREET ELEVATION	2
DA19	SUN STUDY	3
DA21	GROUND FLOOR PLAN	4
DA22	L1 PLAN	4
DA23	L2 PLAN	3
DA24	L3 PLAN	3
DA25	ROOFTOP PLAN	3
DA26	PLANT LEVEL PLAN	2
DA27	PLANT ROOF PLAN	0
DA31	ELEVATIONS	3
DA32	ELEVATIONS	3
DA51	RENDERS	3
DA52	DESIGN DIAGRAMS	0
DA53	EXTERNAL MATERIALS	0
DA61	EXTERNAL SECTION DETAILS	0



A1 Sheet

NOTE: REFER TO LANDSCAPE
CONCEPT PLANS FOR FULL
EXTENT OF WORK

- Legend**
- GENERAL NOTES:**
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER WORKING DRAWINGS, ALL SPECIFICATIONS AND SCHEDULES AND ALL OTHER INFORMATION PROVIDED BY THE ARCHITECT.
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Rev.	Date	Description	Ver.	Appr.
0	21.06.24	ISSUE FOR PLANNING CONSENT		

Drawing Status: **PRELIMINARY**

Project Manager
RCP AUSTRALIA
LEVEL 13, 99 Gawler Place
Adelaide SA 5000
+61 8 8203 7000
rcp@rcp.net.au
rcp.net.au

Planning
MASTERPLAN
TOWN - COUNTRY PLANNERS
33 Carrington St
Adelaide SA 5000
+61 8 8193 5600
plan@masterplan.com.au
masterplan.com.au

Services
BESTEC
144 Gawler Place
Adelaide SA 5000
+61 8 8232 4442
consulting@bestec.com.au
bestec.com.au

Landscape
T.C.L
TAYLOR CULLITY LEHLEAN
109 Grote St
Adelaide SA 5000
+61 8 8223 7533
ad@tcl.net.au
tcl.net.au

Structural
MATTER CONSULTING
Level 05, 85 Grenfell St
Adelaide SA 5000
+61 8 8311 3769
admin@matterconsulting.com.au
matterconsulting.com.au

hayball
Level 1, 250 Flinders Lane
Melbourne Vic 3000
T +61 3 9699 3644
hayball@hayball.com.au
hayball.com.au

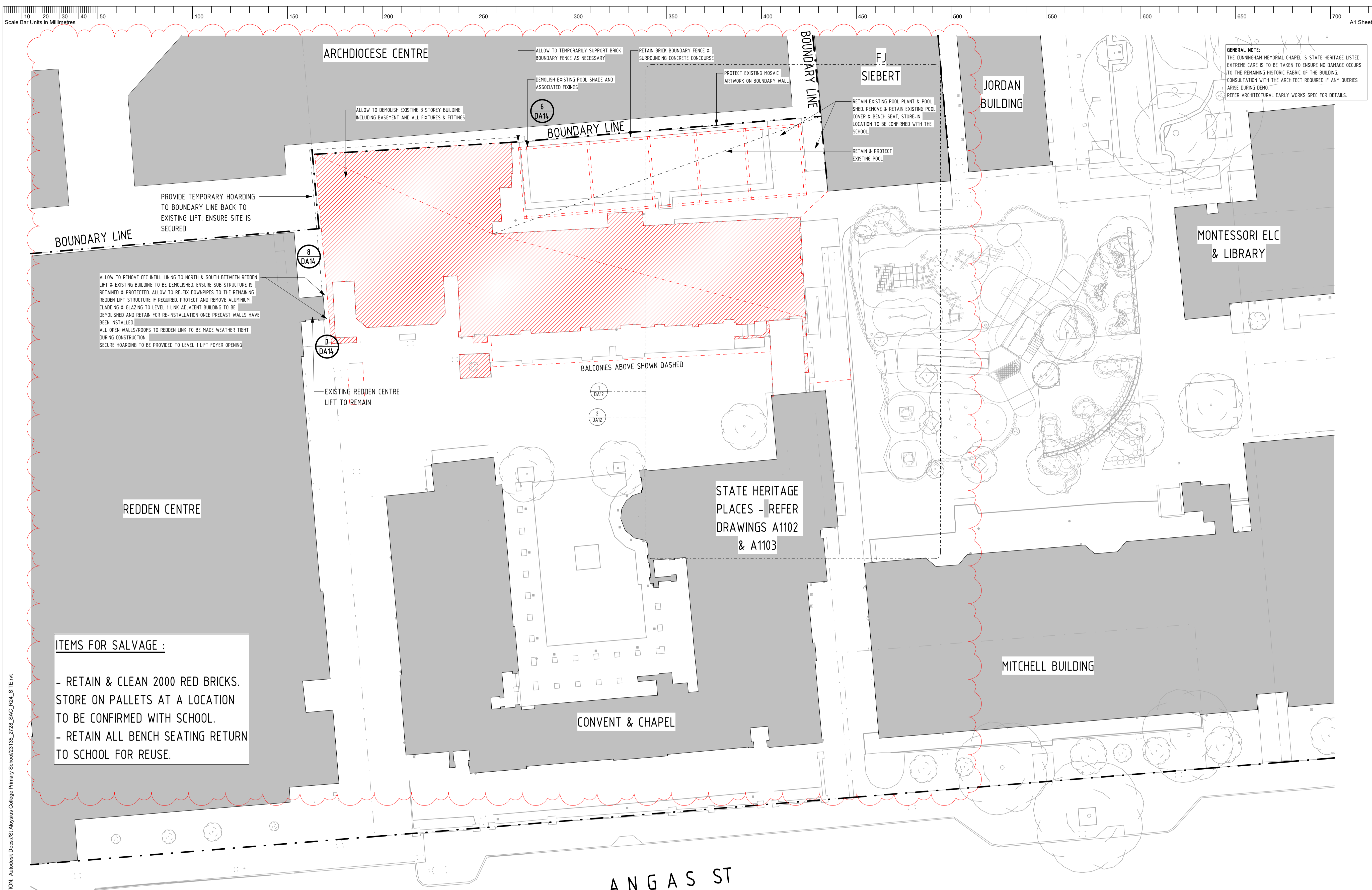
GRIEVE GILLET ARCHITECTS
243 Pirie Street Adelaide
South Australia 5000
T +61 8232 3626
admin@ggarc.com.au
ggarc.com.au

Project
ST ALOYSIUS COLLEGE PRIMARY SCHOOL
53 WAKEFIELD ST, ADELAIDE SA 5000
Drawing Title
LOCATION PLAN

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Scale (at A1) **As indicated**

Job No.	Drawing No.	Issue
23135_2728	DA01	0



Legend

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Rev.	Date	Description	Ver.	Appr.
2	25.09.24	ISSUE FOR PLANNING CLARIFICATION		
1	23.07.24	ISSUE FOR SIGNAGE AND LEVEL CLARIFICATION		
0	21.06.24	ISSUE FOR PLANNING CONSENT		

Drawing Status: **PRELIMINARY**

Project Manager
RCP
 Level 13, 99 Gawler Place
 Adelaide SA 5000
 +61 8 8205 7000
 rcp@rcp.net.au
 rcp.net.au

Planning
MASTERPLAN
 33 Carrington St
 Adelaide SA 5000
 +61 8 8193 5600
 plan@masterplan.com.au
 masterplan.com.au

Services
BESTEC
 144 Gawler Place
 Adelaide SA 5000
 +61 8 8202 4442
 consulting@bestec.com.au
 bestec.com.au

Landscape
T.C.L
 TAYLOR CULLITY LEHLEAN
 109 Grote St
 Adelaide SA 5000
 +61 8 8223 7533
 adsl@tcl.net.au
 tcl.net.au

Structural
MATTER
 Level 05, 85 Grenfell St
 Adelaide SA 5000
 +61 8 8311 3769
 admin@mattersconsulting.com.au
 mattersconsulting.com.au

hayball
 Level 1, 250 Flinders Lane
 Melbourne Vic 3000
 T +61 3 9699 3644
 hayball@hayball.com.au
 hayball.com.au

GRIEVE GILLET ARCHITECTS
 243 Pirie Street Adelaide
 South Australia 5000
 T +61 8232 3626
 admin@ggarc.com.au
 ggarc.com.au

Project
ST ALOYSIUS COLLEGE PRIMARY SCHOOL

53 WAKEFIELD ST, ADELAIDE SA 5000

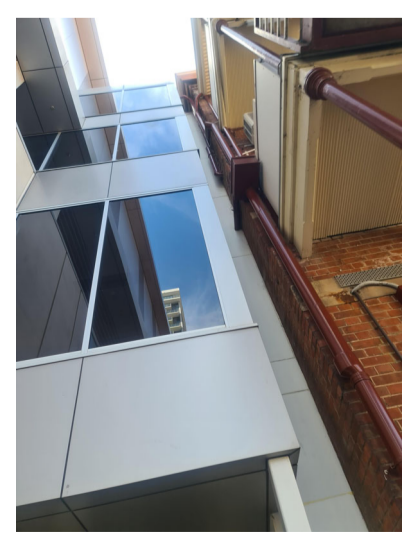
Drawing Title
EXISTING / DEMOLITION SITE PLAN - EARLY WORKS - SHEET 1

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Job No.	Drawing No.	Issue
23135_2728	DA11	2

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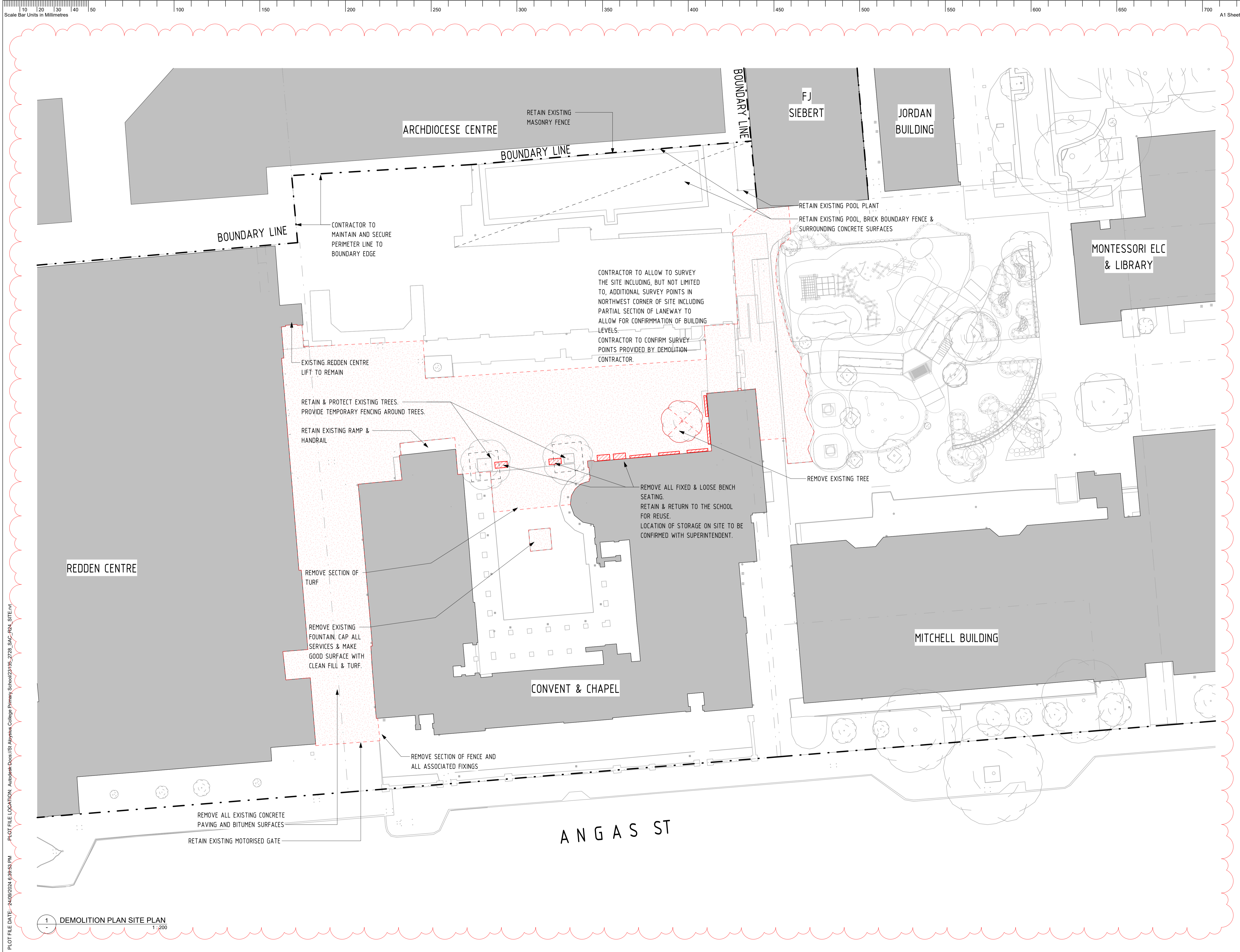


REDDEN CENTRE & DUNLEVIE JUNCTION



CHAPEL, ARCHES & LEVEL 1 WALKWAY JUNCTION





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Rev.	Date	Description	Ver.	Appr.
0	25.09.24	ISSUE FOR PLANNING CLARIFICATION		

PRELIMINARY

Consultant

NAME
ADDRESS
+61 8 7777 7777
718??
WEBSITE

Consultant

NAME
ADDRESS
+61 8 7777 7777
718??
WEBSITE

hayball

Level 1, 250 Finders Lane
Melbourne Vic 3000
T +61 3 9699 3644
hayball@hayball.com.au
hayball.com.au

GRIEVE GILLET ARCHITECTS

243 Pirie Street Adelaide
South Australia 5000
T +61 8232 3626
admin@ggarc.com.au
ggarc.com.au

Project
ST ALOYSIUS COLLEGE PRIMARY SCHOOL

53 WAKEFIELD ST, ADELAIDE SA 5000

Drawing Title
EXISTING / DEMOLITION SITE PLAN - MAIN WORKS - SHEET 1

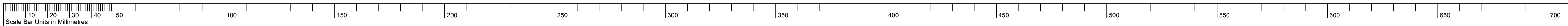
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1 DEMOLITION PLAN SITE PLAN
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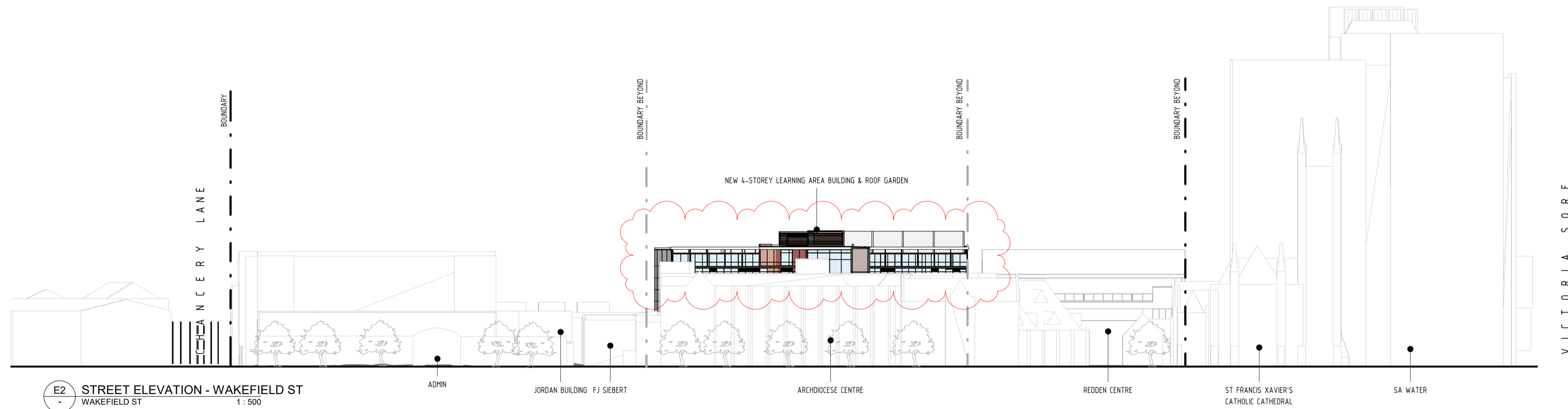


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A1 Sheet

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E1 STREET ELEVATION
- ANGAS ST
1:500



E2 STREET ELEVATION - WAKEFIELD ST
- WAKEFIELD ST
1:500



E3 STREET ELEVATION
- CHANCERY LANE
1:500

Rev.	Date	Description	Ver.	Appr.
2	25.09.24	ISSUE FOR PLANNING CLARIFICATION		
1	23.07.24	ISSUE FOR SIGNAGE AND LEVEL CLARIFICATION		
0	21.06.24	ISSUE FOR PLANNING CONSENT		

Drawing Status
PRELIMINARY

Project Manager
RCP
LEVEL 13, 99 Gawler Place
Adelaide SA 5000
+61 8 8203 7000
rcp@rcp.net.au
rcp.net.au

Planning
MASTERPLAN
TOWN + COUNTRY PLANNERS
33 Carrington St
Adelaide SA 5000
+61 8 8193 5600
plan@masterplan.com.au
masterplan.com.au

Services
BESTEC
144 Gawler Place
Adelaide SA 5000
+61 8 8232 4442
consulting@bestec.com.au
bestec.com.au

Landscape
T.C.L
TAYLOR CULLITY LEHLEAN
109 Grote St
Adelaide SA 5000
+61 8 8233 7533
adsl@tcl.net.au
tcl.net.au

Structural
MATTER
Level 05, 85 Grenfell St
Adelaide SA 5000
+61 8 8311 3769
admin@mattersconsulting.com.au
mattersconsulting.com.au

hayball
Level 1, 250 Flinders Lane
Melbourne Vic 3000
T +61 3 9699 3644
hayball@hayball.com.au
hayball.com.au

GRIEVE GILLET ARCHITECTS
243 Pirie Street Adelaide
South Australia 5000
T +61 8232 3626
admin@ggarc.com.au
ggarc.com.au

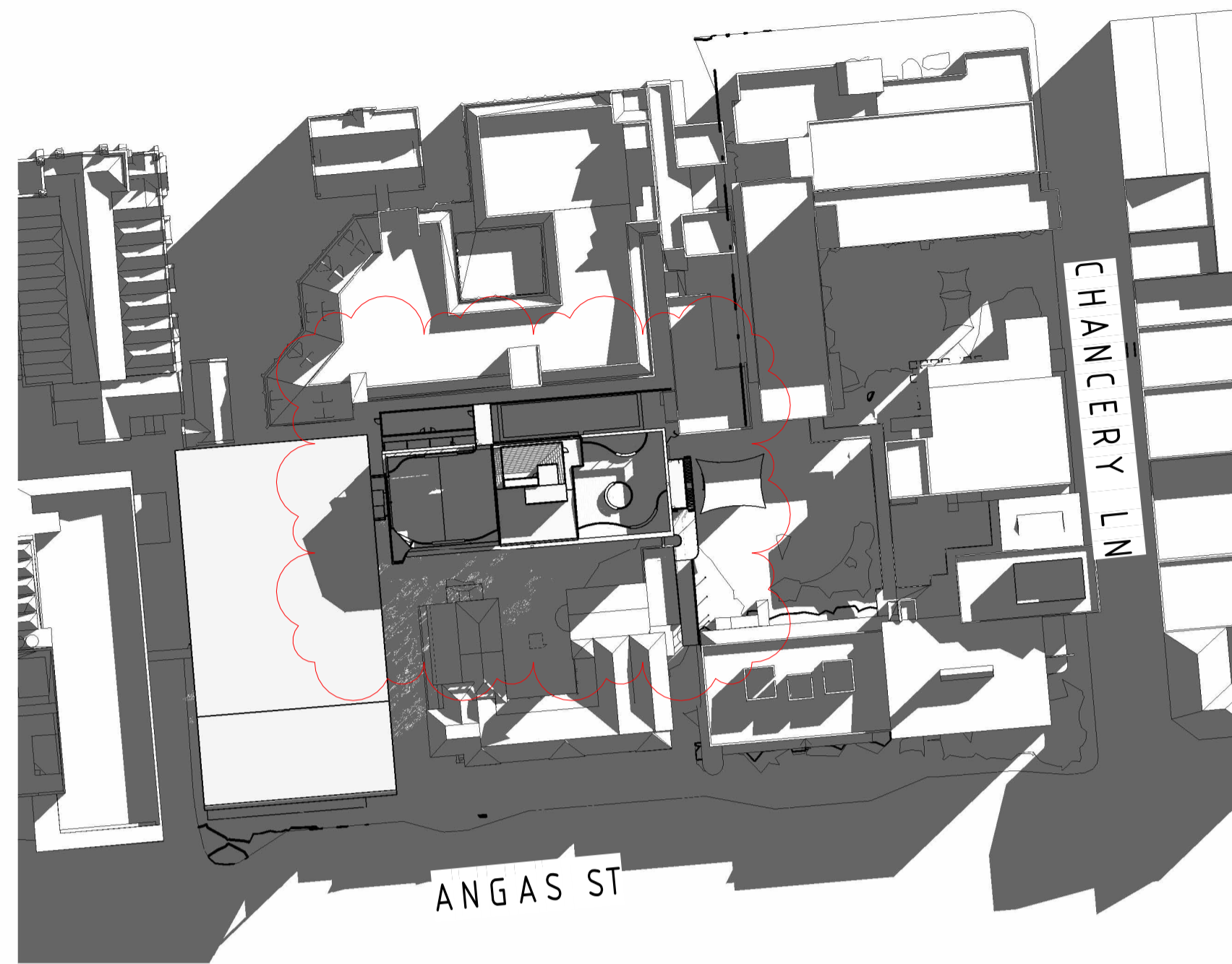
Project
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53 WAKEFIELD ST, ADELAIDE SA 5000
Drawing Title
STREET ELEVATION

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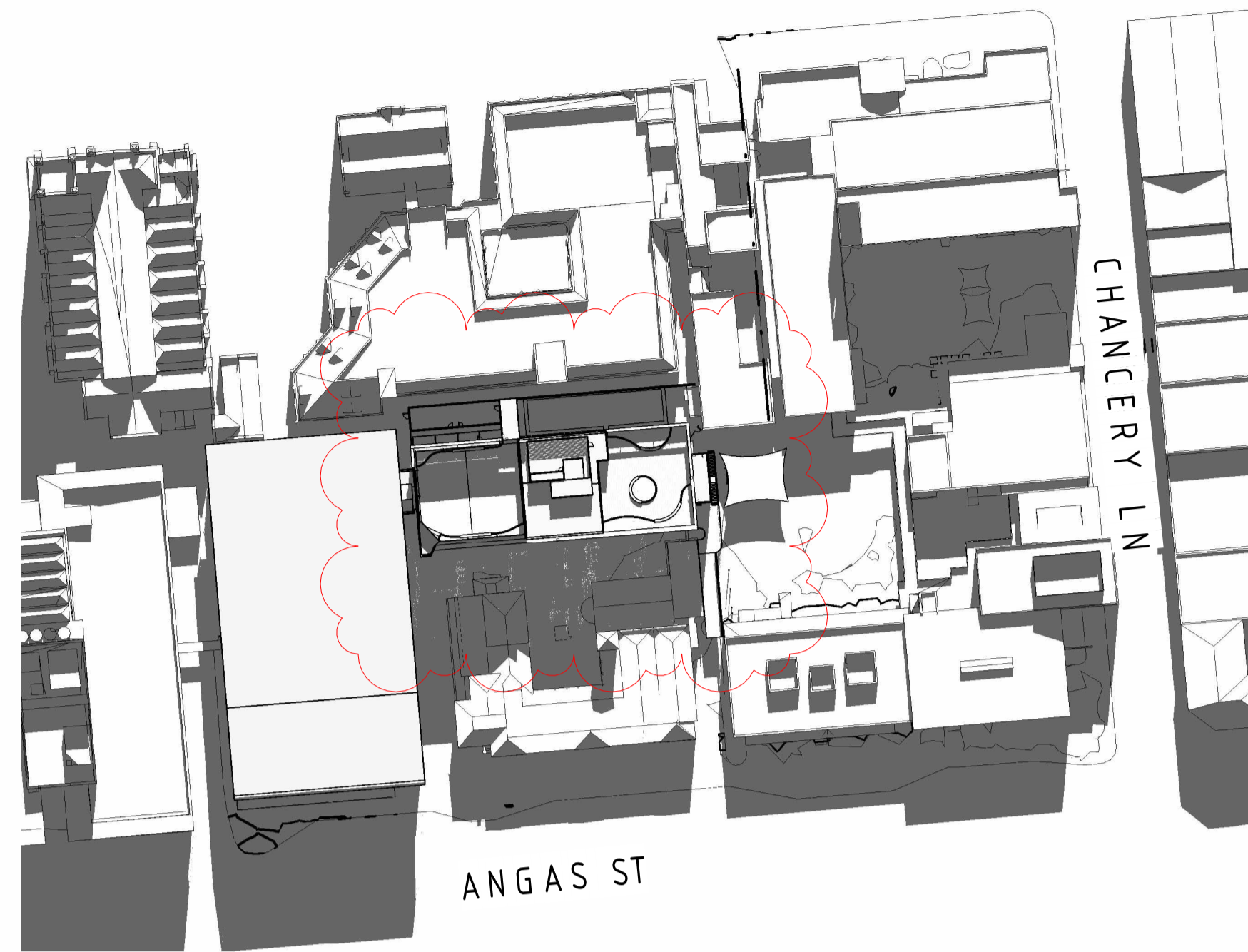
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As indicated

Job No.	Drawing No.	Issue
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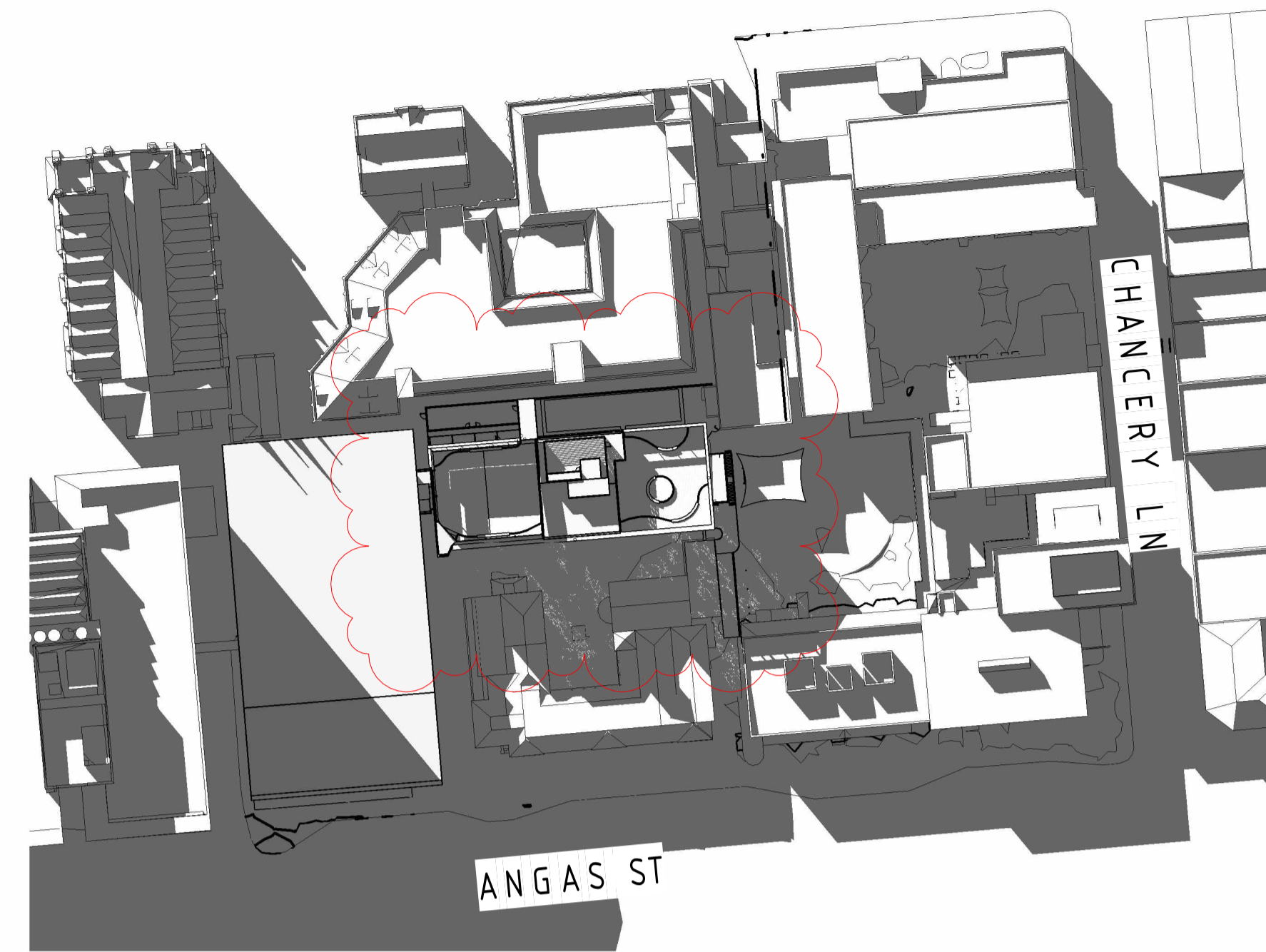
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1 SUN STUDY
WINTER SOLSTICE - 9AM 1:1000



2 SUN STUDY
WINTER SOLSTICE - 12PM 1:1000



3 SUN STUDY
WINTER SOLSTICE - 3PM 1:1000



4 SUN STUDY
SUMMER SOLSTICE - 9AM 1:1000



5 SUN STUDY
SUMMER SOLSTICE - 12PM 1:1000



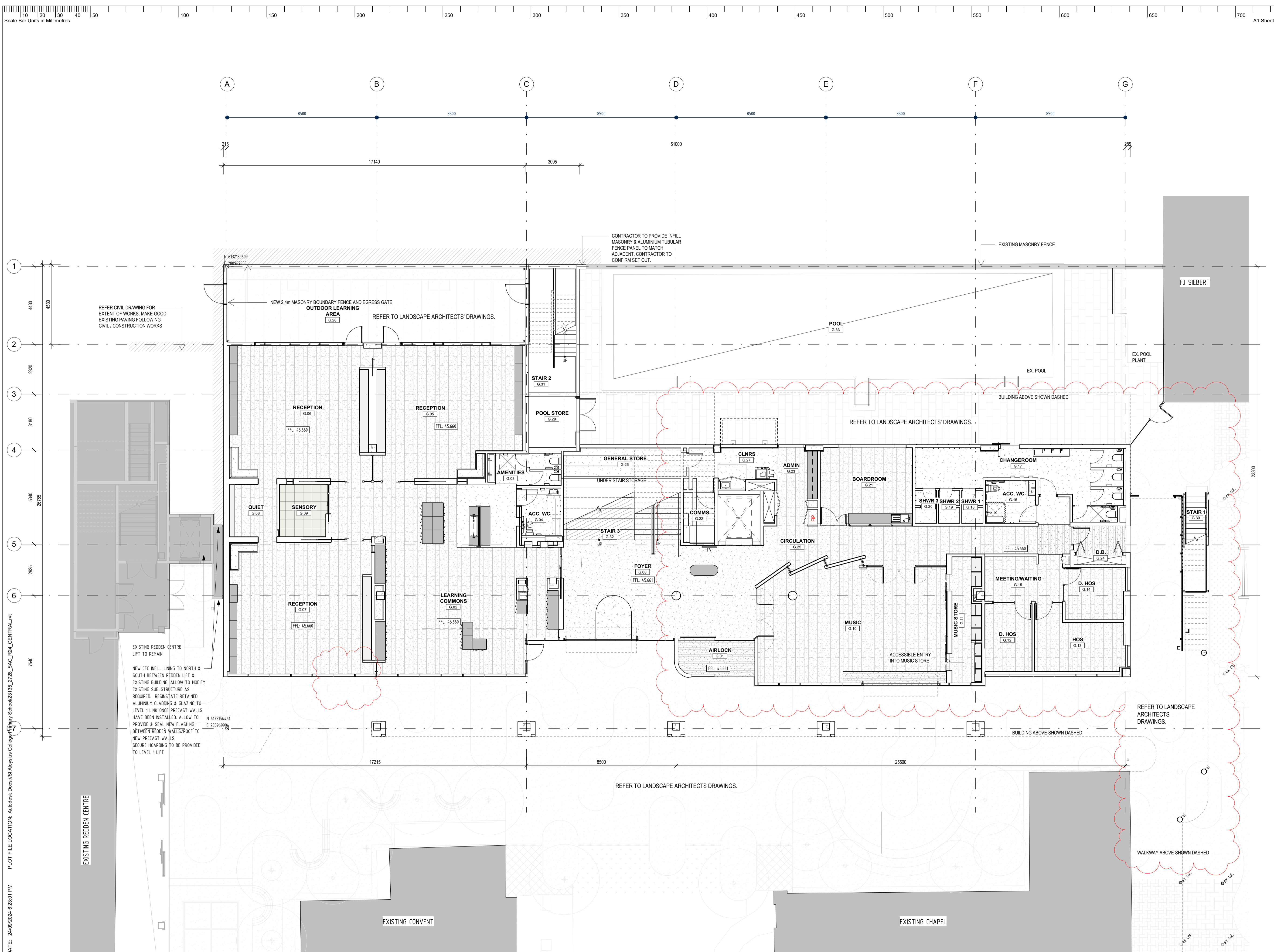
6 SUN STUDY
SUMMER SOLSTICE - 3PM 1:1000

Legend

3	25.09.24	ISSUE FOR PLANNING	
2	21.06.24	ISSUE FOR PLANNING CONSENT	
1	23.04.24	FOR INFORMATION	
0	17.04.24	FOR INFORMATION	

Rev.	Date	Description	Ver.	Appr.
Drawing Status				
PRELIMINARY				
Project Manager		RCP AUSTRALIA LEVEL 13, 99 Gawler Place Adelaide SA 5000 +61 8 8205 7000 rcp@rcp.net.au rcp.net.au		
Planning		MASTERPLAN 33 Carrington St Adelaide SA 5000 +61 8 8193 5600 plan@masterplan.com.au masterplan.com.au		
Services		BESTEC 144 Gawler Place Adelaide SA 5000 +61 8 8202 4442 consulting@bestec.com.au bestec.com.au		
Landscape		TAYLOR CULLITY LETHLEAN 109 Grote St Adelaide SA 5000 +61 8 8223 7533 adel@tcl.net.au tcl.net.au		
Structural		MATTER CONSULTING Level 05, 95 Grenfell St Adelaide SA 5000 +61 8 8311 3769 admin@matterconsulting.com.au matterconsulting.com.au		
Architect		hayball Level 1, 250 Flinders Lane Melbourne Vic 3000 T +61 3 9699 3644 hayball@hayball.com.au hayball.com.au		
Project		GRIEVE GILLET ARCHITECTS 243 Pirie Street Adelaide South Australia 5000 T +61 8232 3626 admin@ggarc.com.au ggarc.com.au		
Project ST ALOYSIUS COLLEGE PRIMARY SCHOOL				
53 WAKEFIELD ST, ADELAIDE SA 5000				
Drawing Title SUN STUDY				
Scale (at A1)		1:1000		
Job No.	Drawing No.	Issue		
23135_2728	DA19	3		

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Rev.	Date	Description	Ver.	Appr.
4	25.09.24	ISSUE FOR PLANNING CLARIFICATION	AR	AK
3	23.07.24	FOR COORDINATION	AR	AK
2	21.06.24	ISSUE FOR PLANNING CONSENT	AR	AK
1	11.06.24	FOR COORDINATION	AR	AK
0	22.04.24	FOR INFORMATION	AR	AK

Rev. Date Description Ver. Appr.

Drawing Status: **PRELIMINARY**

Project Manager: RCP AUSTRALIA
 LEVEL 13, 99 Gawler Place
 Adelaide SA 5000
 +61 8 8205 7000
 rcp@rcp.net.au
 rcp.net.au

Planning: MASTERPLAN
 33 Carrington St
 Adelaide SA 5000
 +61 8 8193 5600
 plan@masterplan.com.au
 masterplan.com.au

Servives: BESTEC
 144 Gawler Place
 Adelaide SA 5000
 +61 8 8222 4442
 consulting@bestec.com.au
 bestec.com.au

Landscape: T.C.L
 TAYLOR CULLITY LETHLEAN
 109 Grote St
 Adelaide SA 5000
 +61 8 8223 7533
 adsl@tcl.net.au
 tcl.net.au

Structural: MATTER CONSULTING
 Level 05, 65 Grenfell St
 Adelaide SA 5000
 +61 8 8311 3769
 admin@mattersconsulting.com.au
 mattersconsulting.com.au

Project: **ST ALOYSIUS COLLEGE PRIMARY SCHOOL**

53 WAKEFIELD ST, ADELAIDE SA 5000

Drawing Title: **GROUND FLOOR PLAN**

hayball
 Level 1, 250 Flinders Lane
 Melbourne Vic 3000
 T +61 3 9699 3644
 hayball@hayball.com.au
 hayball.com.au

GRIEVE GILLET ARCHITECTS
 243 Pine Street Adelaide
 South Australia 5000
 T +61 8 8232 3626
 admin@ggarc.com.au
 ggarc.com.au

Project: **ST ALOYSIUS COLLEGE PRIMARY SCHOOL**

53 WAKEFIELD ST, ADELAIDE SA 5000

Drawing Title: **GROUND FLOOR PLAN**

Scale (at A1): **1 : 100**

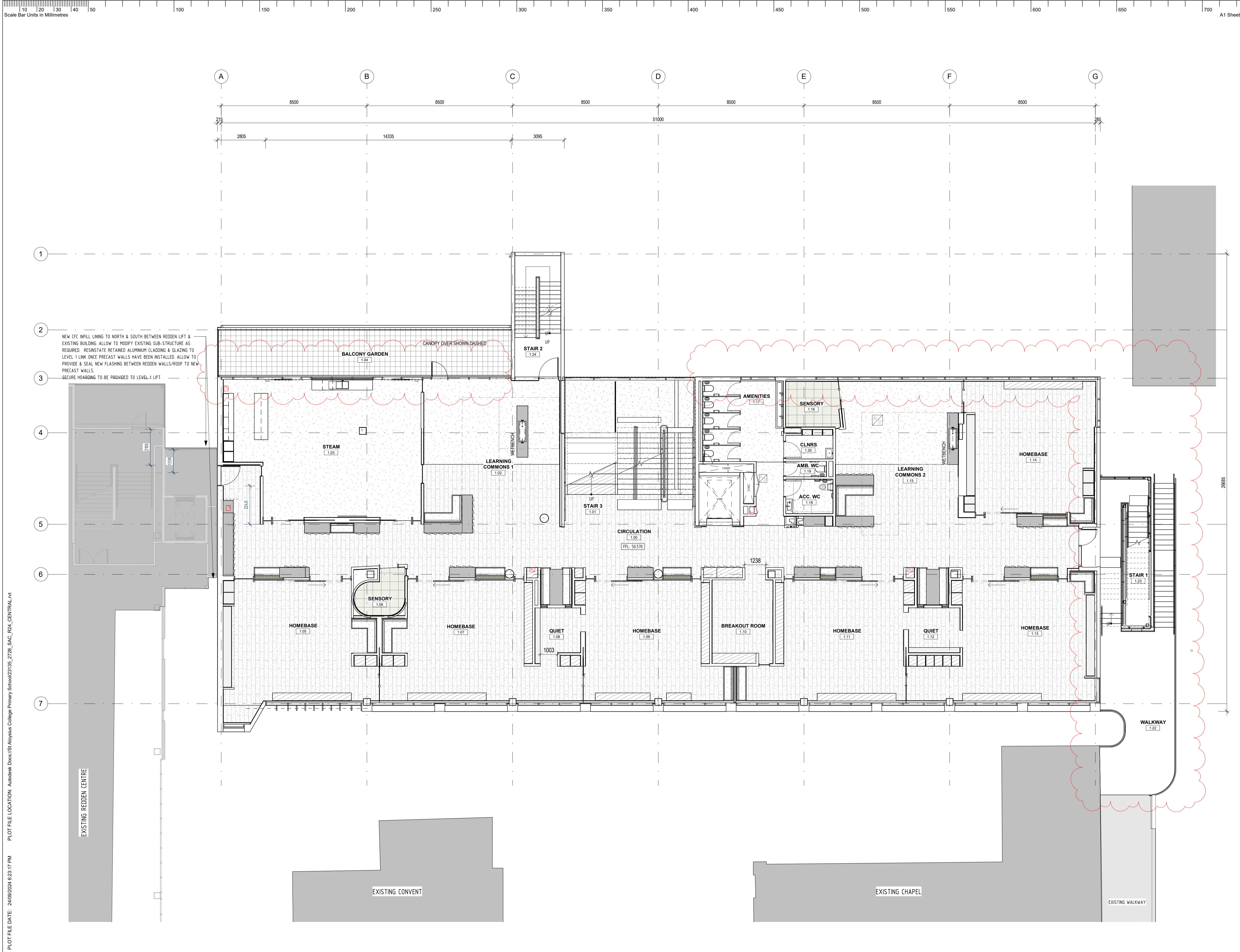
Job No.: **23135_2728**

Drawing No.: **DA21**

Issue: **4**

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Rev.	Date	Description	Ver.	Appr.
4	25.09.24	ISSUE FOR PLANNING CLARIFICATION	AR	AK
3	23.07.24	ISSUE FOR SIGNAGE AND LEVEL CLARIFICATION	AR	AK
2	21.06.24	ISSUE FOR PLANNING CONSENT	AR	AK
1	11.06.24	FOR COORDINATION	AR	AK
0	22.04.24	FOR INFORMATION	AR	AK

Drawing Status: **PRELIMINARY**

RCP
Leadership in Project Management
RCP AUSTRALIA
LEVEL 13, 99 Gawler Place
Adelaide SA 5000
+61 8 8205 7000
rcc@rcc.net.au
rcc.net.au

MASTERPLAN
TOWN & COUNTRY PLANNERS
MASTERPLAN
33 Carrington St
Adelaide SA 5000
+61 8 8193 5600
plan@masterplan.com.au
masterplan.com.au

BESTEC
Services
BESTEC
144 Gawler Place
Adelaide SA 5000
+61 8 8252 4442
consulting@bestec.com.au
bestec.com.au

T.C.L.
Landscape
TAYLOR CULLITY LEHLEAN
159 Grote St
Adelaide SA 5000
+61 8 8223 7533
adcl@tcl.net.au
tcl.net.au

MATTER
Structural
MATTER CONSULTING
Level 05, 85 Grenfell St
Adelaide SA 5000
+61 8 8311 3769
admin@matterconsulting.com.au
matterconsulting.com.au

hayball
Level 1, 250 Flinders Lane
Melbourne Vic 3000
T +61 3 9699 3644
hayball@hayball.com.au
hayball.com.au

GRIEVE GILLET ARCHITECTS
243 Pirie Street Adelaide
South Australia 5000
T +61 8232 3626
admin@ggarcc.com.au
ggarcc.com.au

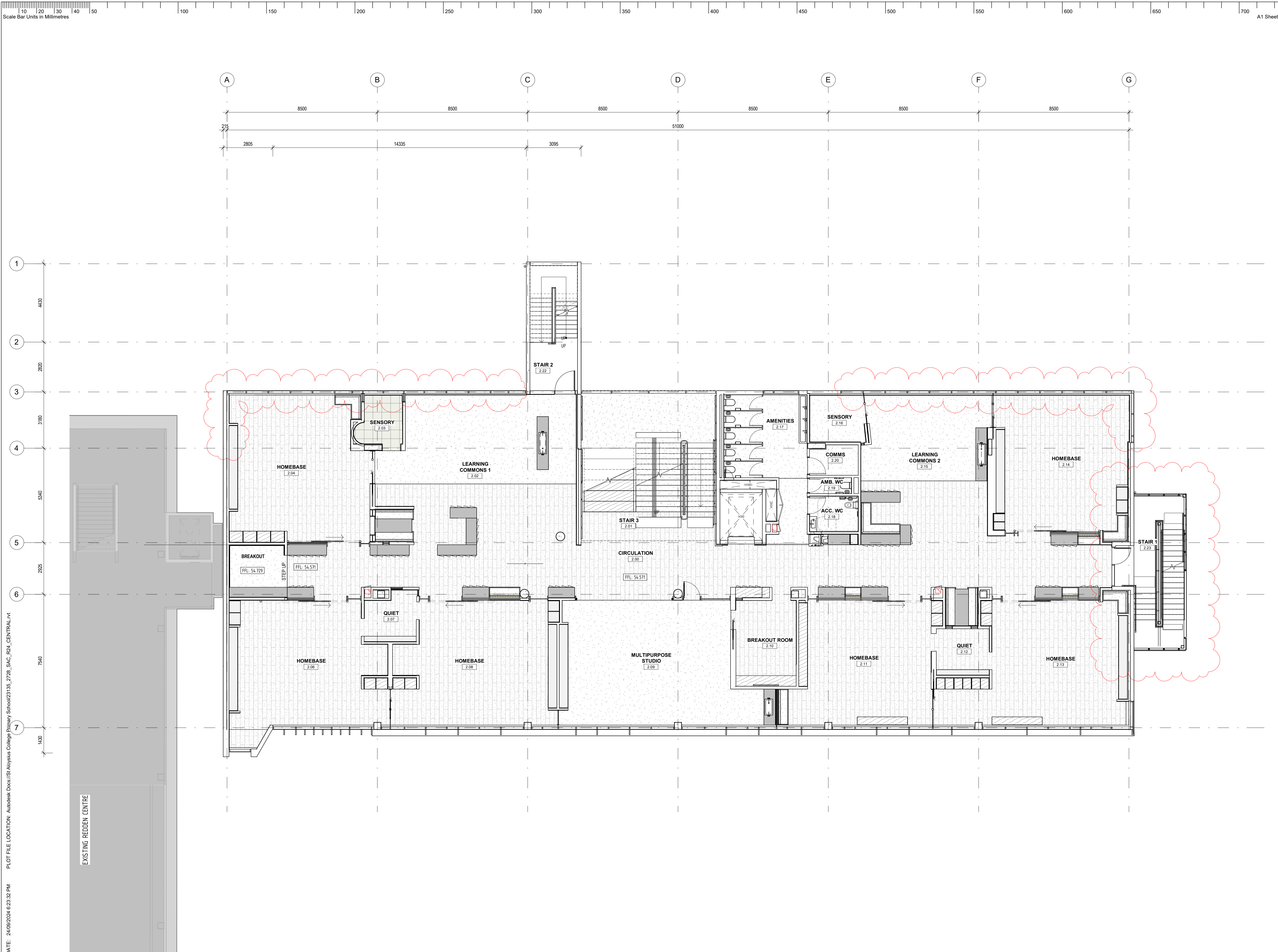
Project
**ST ALOYSIUS COLLEGE
PRIMARY SCHOOL**
53 WAKEFIELD ST, ADELAIDE SA 5000

Drawing Title
L1 PLAN

Scale (at A1) **1 : 100**

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Job No.	Drawing No.	Issue
23135_2728	DA22	4



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A1 Sheet

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1	21.06.24	ISSUE FOR PLANNING CONSENT	AR	AK
0	11.06.24	FOR COORDINATION	AR	AK

Rev. Date Description Ver. Appr.

PRELIMINARY

Project Manager
RCP AUSTRALIA
LEVEL 13, 99 Gawler Place
Adelaide SA 5000
+61 8 8205 7000
rcp@rcp.net.au
rcp.net.au

Planning
MASTERPLAN
TOWN + COUNTRY PLANNERS
MASTERPLAN
33 Carrington St
Adelaide SA 5000
+61 8 8193 5600
plan@masterplan.com.au
masterplan.com.au

Services
BESTEC
144 Gawler Place
Adelaide SA 5000
+61 8 8252 4442
consulting@bestec.com.au
bestec.com.au

Landscape
TAYLOR CULLITY LEHLEAN
109 Grote St
Adelaide SA 5000
+61 8 8223 7533
adsl@tcl.net.au
tcl.net.au

Structural
MATTER CONSULTING
Level 05, 85 Grenfell St
Adelaide SA 5000
+61 8 8311 3769
admin@matterconsulting.com.au
matterconsulting.com.au

hayball
Level 1, 250 Flinders Lane
Melbourne Vic 3000
T +61 3 9699 3644
hayball@hayball.com.au
hayball.com.au

GRIEVE GILLET ARCHITECTS
243 Pirie Street Adelaide
South Australia 5000
T +61 8232 3626
admin@ggarc.com.au
ggarc.com.au

Project
ST ALOYSIUS COLLEGE
PRIMARY SCHOOL

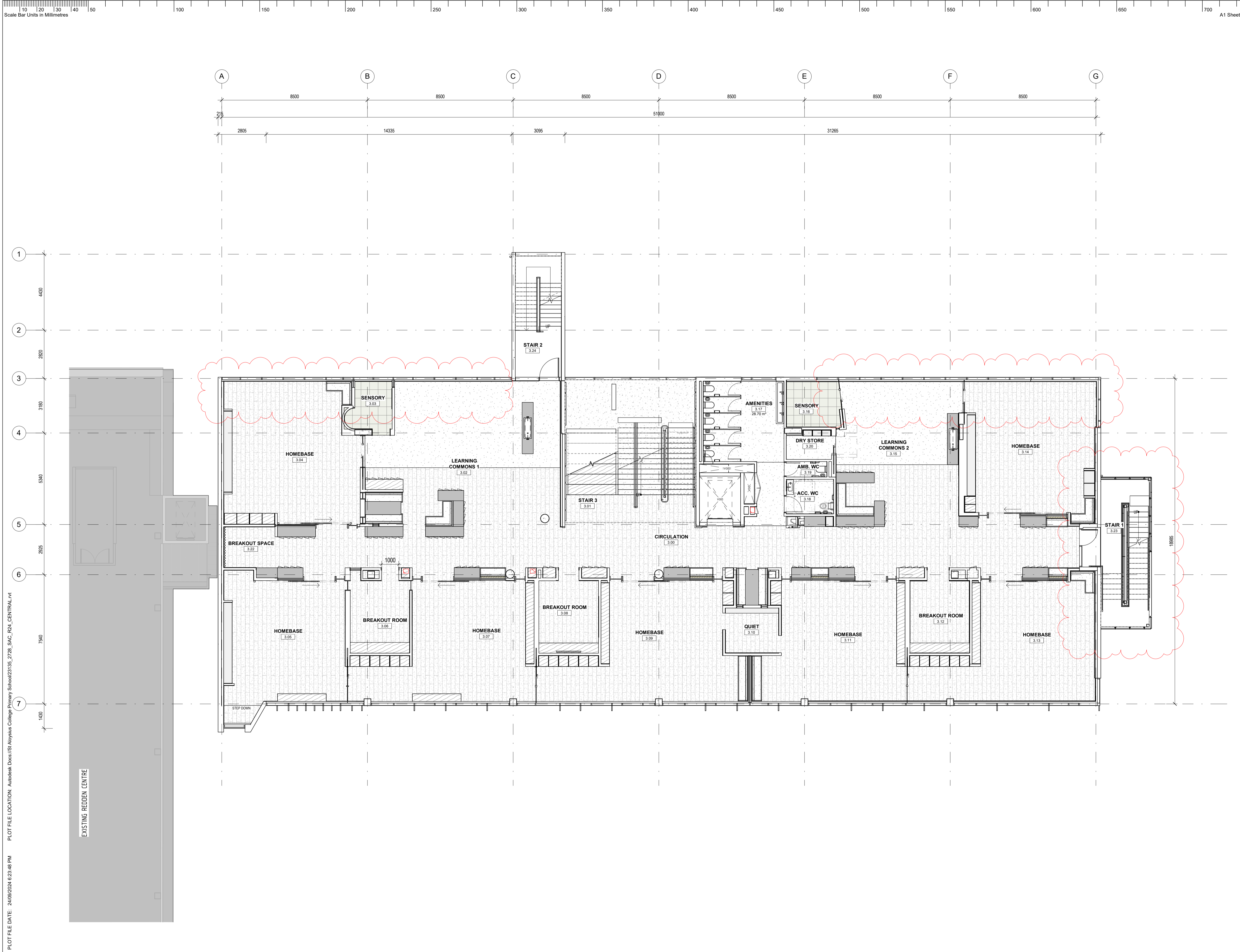
53 WAKEFIELD ST, ADELAIDE SA 5000

Drawing Title
L2 PLAN

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Scale (at A1) 1 : 100

Job No.	Drawing No.	Issue
23135_2728	DA23	3



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Rev.	Date	Description	Ver.	Appr.
3	25.09.24	ISSUE FOR PLANNING CLARIFICATION	AR	AK
2	24.06.24	ISSUE FOR PLANNING	AR	AK
1	21.06.24	ISSUE FOR PLANNING CONSENT	AR	AK
0	11.06.24	FOR COORDINATION	AR	AK

Drawing Status: **PRELIMINARY**

Project Manager
RCP
 RCP AUSTRALIA
 LEVEL 13, 99 Gawler Place
 Adelaide SA 5000
 +61 8 8205 7000
 rcp@rcp.net.au
 rcp.net.au

Planning
MASTERPLAN
 TOWN + COUNTRY PLANNERS
 MASTERPLAN
 33 Carrington St
 Adelaide SA 5000
 +61 8 8193 5600
 plan@masterplan.com.au
 masterplan.com.au

Services
BESTEC
 BESTEC
 144 Gawler Place
 Adelaide SA 5000
 +61 8 8252 4442
 consulting@bestec.com.au
 bestec.com.au

Landscape
T.C.L
 TAYLOR CULLITY LEHLEAN
 109 Grote St
 Adelaide SA 5000
 +61 8 8223 7533
 adsl@tcl.net.au
 tcl.net.au

Structural
MATTER
 MATTER CONSULTING
 Level 05, 85 Grenfell St
 Adelaide SA 5000
 +61 8 8311 3769
 admin@matterconsulting.com.au
 matterconsulting.com.au

hayball
 Level 1, 250 Flinders Lane
 Melbourne Vic 3000
 T +61 3 9699 3644
 hayball@hayball.com.au
 hayball.com.au

GRIEVE GILLET ARCHITECTS
 243 Pirie Street Adelaide
 South Australia 5000
 T +61 8232 3626
 admin@ggarc.com.au
 ggarc.com.au

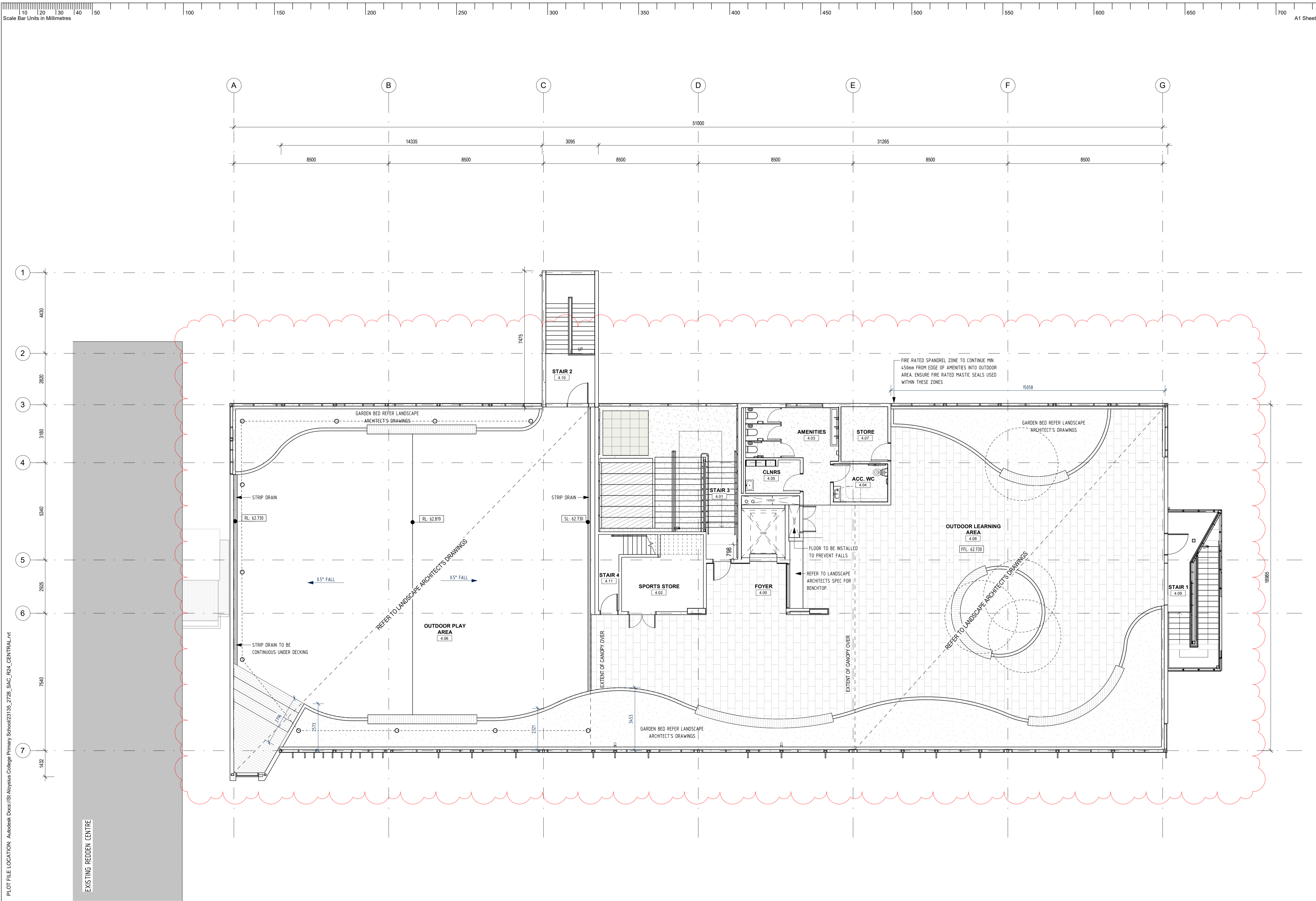
Project
ST ALOYSIUS COLLEGE PRIMARY SCHOOL
 53 WAKEFIELD ST, ADELAIDE SA 5000

Drawing Title
L3 PLAN

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Job No.	Drawing No.	Issue
23135_2728	DA24	3



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3	25.09.24	ISSUE FOR PLANNING CLARIFICATION	AR	AK
2	24.07.24	FOR COORDINATION	AR	AK
1	21.06.24	ISSUE FOR PLANNING CONSENT	AR	AK
0	11.06.24	FOR COORDINATION	AR	AK

PRELIMINARY

Project Manager
RCP
 Leadership in Project Management
 RCP AUSTRALIA
 LEVEL 13, 99 Gawler Place
 Adelaide SA 5000
 +61 8 8205 7000
 rcp@rcp.net.au
 rcp.net.au

Planning
MASTERPLAN
 TOWN & COUNTRY PLANNERS
 MASTERPLAN
 33 Carrington St
 Adelaide SA 5000
 +61 8 8193 5600
 plan@masterplan.com.au
 masterplan.com.au

Services
BESTEC
 144 Gawler Place
 Adelaide SA 5000
 +61 8 8202 4442
 consulting@bestec.com.au
 bestec.com.au

Landscape
T.C.L
 TAYLOR CULLITY LEHLEAN
 109 Grote St
 Adelaide SA 5000
 +61 8 8223 7533
 adl@tcl.net.au
 tcl.net.au

Structural
MATTER
 MATTER CONSULTING
 Level 05, 85 Grenfell St
 Adelaide SA 5000
 +61 8 8311 3769
 admin@matterconsulting.com.au
 matterconsulting.com.au

hayball
 Level 1, 250 Flinders Lane
 Melbourne Vic 3000
 T +61 3 9699 3644
 hayball@hayball.com.au
 hayball.com.au

GRIEVE GILLET ARCHITECTS
 243 Pirie Street Adelaide
 South Australia 5000
 T +61 8 8232 3626
 admin@ggarc.com.au
 ggarc.com.au

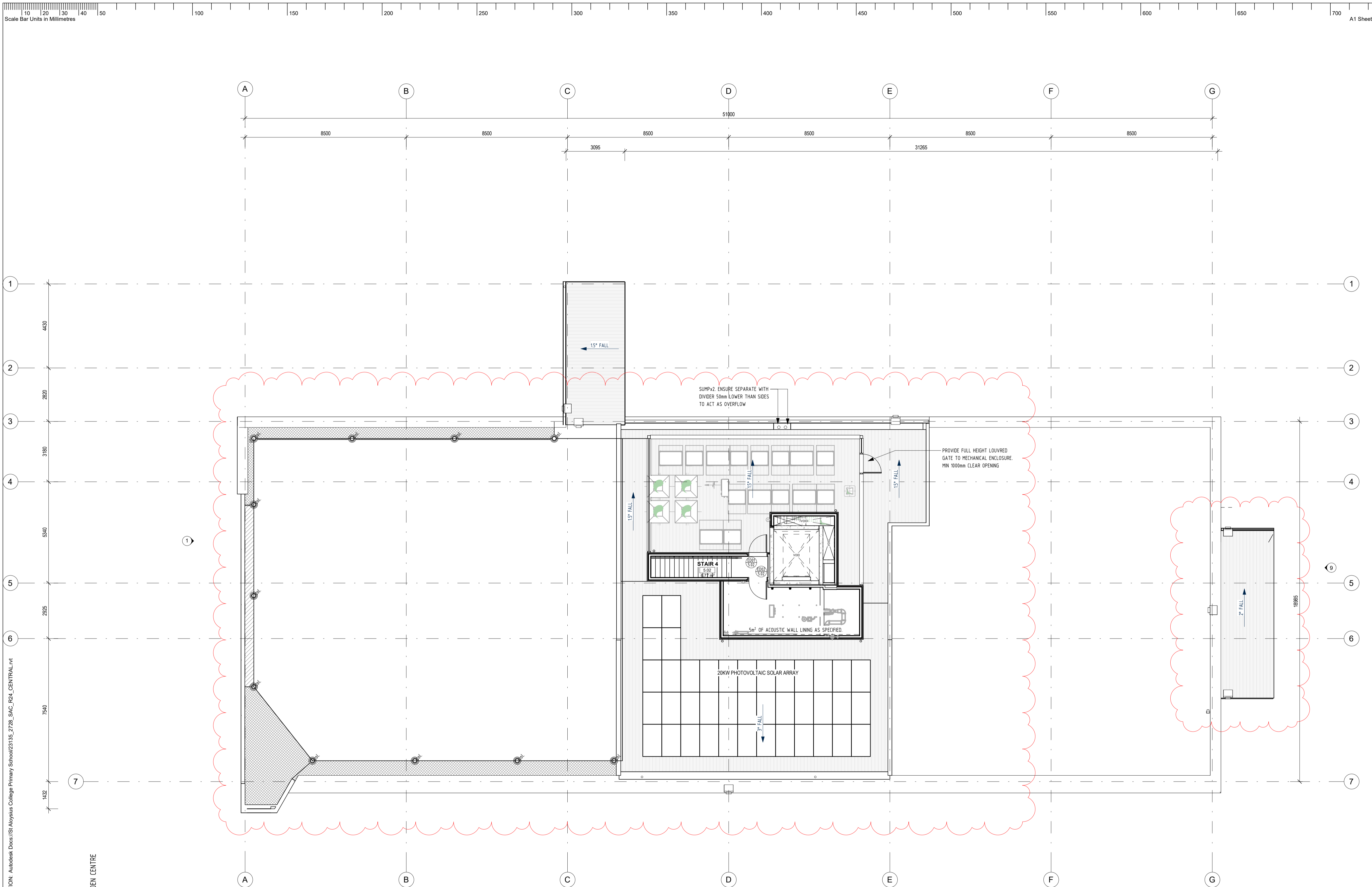
Project
ST ALOYSIUS COLLEGE PRIMARY SCHOOL
 53 WAKEFIELD ST, ADELAIDE SA 5000

Drawing Title
ROOFTOP PLAN

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Scale (at A1) **1 : 100**

Job No.	Drawing No.	Issue
23135_2728	DA25	3



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A1 Sheet

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Rev.	Date	Description	Ver.	Appr.
2	25.09.24	ISSUE FOR PLANNING CLARIFICATION	AR	AK
1	24.07.24	FOR COORDINATION	AR	AK
0	21.06.24	ISSUE FOR PLANNING CONSENT	AR	AK

Drawing Status: **PRELIMINARY**

Project Manager
RCP AUSTRALIA
 LEVEL 13, 99 Gawler Place
 Adelaide SA 5000
 +61 8 8255 7000
 rcp@rcp.net.au
 rcp.net.au

Planning
MASTERPLAN
 TOWN & COUNTRY PLANNERS
 MASTERPLAN
 33 Carrington St
 Adelaide SA 5000
 +61 8 8193 5600
 plan@masterplan.com.au
 masterplan.com.au

Services
BESTEC
 144 Gawler Place
 Adelaide SA 5000
 +61 8 8252 4442
 consulting@bestec.com.au
 bestec.com.au

Landscape
T.C.L
 TAYLOR CULLITY LEHLEAN
 109 Grote St
 Adelaide SA 5000
 +61 8 8223 7533
 adsl@tcl.net.au
 tcl.net.au

Structural
MATTER
 MATTER CONSULTING
 Level 05, 55 Grenfell St
 Adelaide SA 5000
 +61 8 8311 3769
 admin@matterconsulting.com.au
 matterconsulting.com.au

hayball
 Level 1, 250 Flinders Lane
 Melbourne Vic 3000
 T +61 3 9699 3644
 hayball@hayball.com.au
 hayball.com.au

GRIEVE GILLET ARCHITECTS
 243 Pirie Street Adelaide
 South Australia 5000
 T +61 8232 3626
 admin@ggarc.com.au
 ggarc.com.au

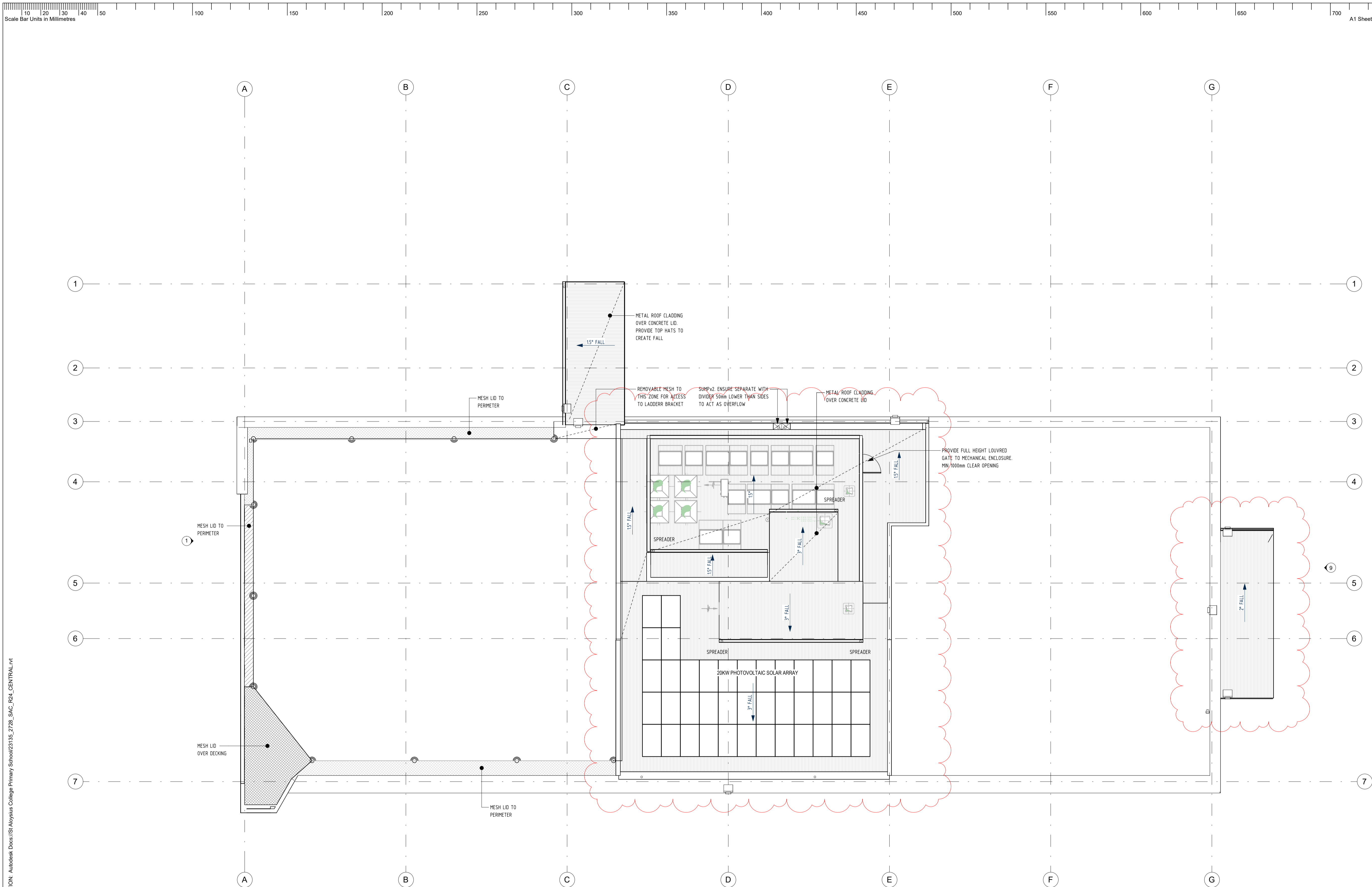
Project
ST ALOYSIUS COLLEGE PRIMARY SCHOOL
 53 WAKEFIELD ST, ADELAIDE SA 5000

Drawing Title
PLANT LEVEL PLAN

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Scale (at A1) **1 : 100**

Job No.	Drawing No.	Issue
23135_2728	DA26	2



- Legend**
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Rev.	Date	Description	Ver.	Appr.
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PRELIMINARY

Project Manager
RCP
 Leadership in Project Management
 RCP AUSTRALIA
 LEVEL 13, 99 Gawler Place
 Adelaide SA 5000
 +61 8 8205 7000
 rcp@rcp.net.au
 rcp.net.au

Planning
MASTERPLAN
 TOWN + COUNTRY PLANNERS
 MASTERPLAN
 33 Carrington St
 Adelaide SA 5000
 +61 8 8193 5600
 plan@masterplan.com.au
 masterplan.com.au

Services
BESTEC
 144 Gawler Place
 Adelaide SA 5000
 +61 8 8202 4442
 consulting@bestec.com.au
 bestec.com.au

Landscape
T.C.L
 TAYLOR CULLITY LEHLEAN
 109 Grote St
 Adelaide SA 5000
 +61 8 8223 7533
 adsl@tcl.net.au
 tcl.net.au

Structural
MATTER
 MATTER CONSULTING
 Level 05, 55 Grenfell St
 Adelaide SA 5000
 +61 8 8311 3769
 admin@matterconsulting.com.au
 matterconsulting.com.au

hayball
 Level 1, 250 Flinders Lane
 Melbourne Vic 3000
 T +61 3 9699 3644
 hayball@hayball.com.au
 hayball.com.au

GRIEVE GILLET ARCHITECTS
 243 Pirie Street Adelaide
 South Australia 5000
 T +61 8232 3626
 admin@ggarc.com.au
 ggarc.com.au

Project
**ST ALOYSIUS COLLEGE
 PRIMARY SCHOOL**
 53 WAKEFIELD ST, ADELAIDE SA 5000

Drawing Title
PLANT ROOF PLAN

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Scale (at A1) **1 : 100**

Job No.	Drawing No.	Issue
23135_2728	DA27	0

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SOUTH ELEVATION DA
1:100



NORTH ELEVATION DA
1:100

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FB-01 & FB-05	FACE BRICKWORK CLADDING
CFS-01	FIBRE CEMENT WALL CLADDING
PC1	PRECAST CONCRETE
PC2 & PC03	PRECAST CONCRETE
CFS-04	FIBRE CEMENT WALL CLADDING
FIN-01	VERTICAL ALUMINIUM FINIS
MF-02	METAL FLASHING
CFS-03	PERFORATED METAL
CFS-02A	HORIZONTAL ALUMINIUM FINIS
FN-03	STAINLESS STEEL MESH
CFS-02B	ALUMINIUM CLADDING
ES-01	EXTERNAL SIGNAGE
GLAZING	CLEAR GLASS UNLESS OTHERWISE NOTED

Rev.	Date	Description	Ver.	Appr.
3	25.09.24	ISSUE FOR PLANNING CLARIFICATION	AR	AK
2	23.07.24	ISSUE FOR SIGNAGE AND LEVEL CLARIFICATION	AR	AK
1	21.06.24	ISSUE FOR PLANNING CONSENT	AR	AK
0	11.06.24	FOR COORDINATION	AR	AK

Rev. Date Description Ver. Appr.

Drawing Status: **PRELIMINARY**

Project Manager: RCP AUSTRALIA
LEVEL 13, 99 Gawler Place
Adelaide SA 5000
+61 8 8205 7000
rcp@rcp.net.au
rcp.net.au

Planning: MASTERPLAN
33 Carrington St
Adelaide SA 5000
+61 8 8193 5600
plan@masterplan.com.au
masterplan.com.au

Services: BESTEC
144 Gawler Place
Adelaide SA 5000
+61 8 8202 4442
consulting@bestec.com.au
bestec.com.au

Landscape: T.C.L
TAYLOR CULLITY LEHLEAN
109 Grote St
Adelaide SA 5000
+61 8 8223 7533
adcl@tcl.net.au
tcl.net.au

Structural: MATTER CONSULTING
Level 05, 85 Grenfell St
Adelaide SA 5000
+61 8 8311 3769
admin@matterconsulting.com.au
matterconsulting.com.au

hayball
Level 1, 250 Flinders Lane
Melbourne Vic 3000
T +61 3 9699 3644
hayball@hayball.com.au
hayball.com.au

GRIEVE GILLET ARCHITECTS
243 Pirie Street Adelaide
South Australia 5000
T +61 8 8232 3626
admin@ggarc.com.au
ggarc.com.au

Project: **ST ALOYSIUS COLLEGE PRIMARY SCHOOL**
53 WAKEFIELD ST, ADELAIDE SA 5000

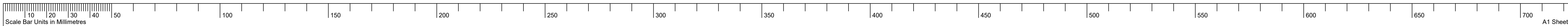
Drawing Title: **ELEVATIONS**

Do not scale drawings. Use figured dimensions only. This drawing is to be read in conjunction with all relevant contracts, specifications, reports and drawings. Check and verify levels and dimensions on site prior to commencement of any work, preparation of shop drawings or fabrication of components. Copyright of this drawing is vested in Grieve Gillett Pty. Ltd.

Scale (at A1): **1:100**

Job No.	Drawing No.	Issue
23135_2728	DA31	3

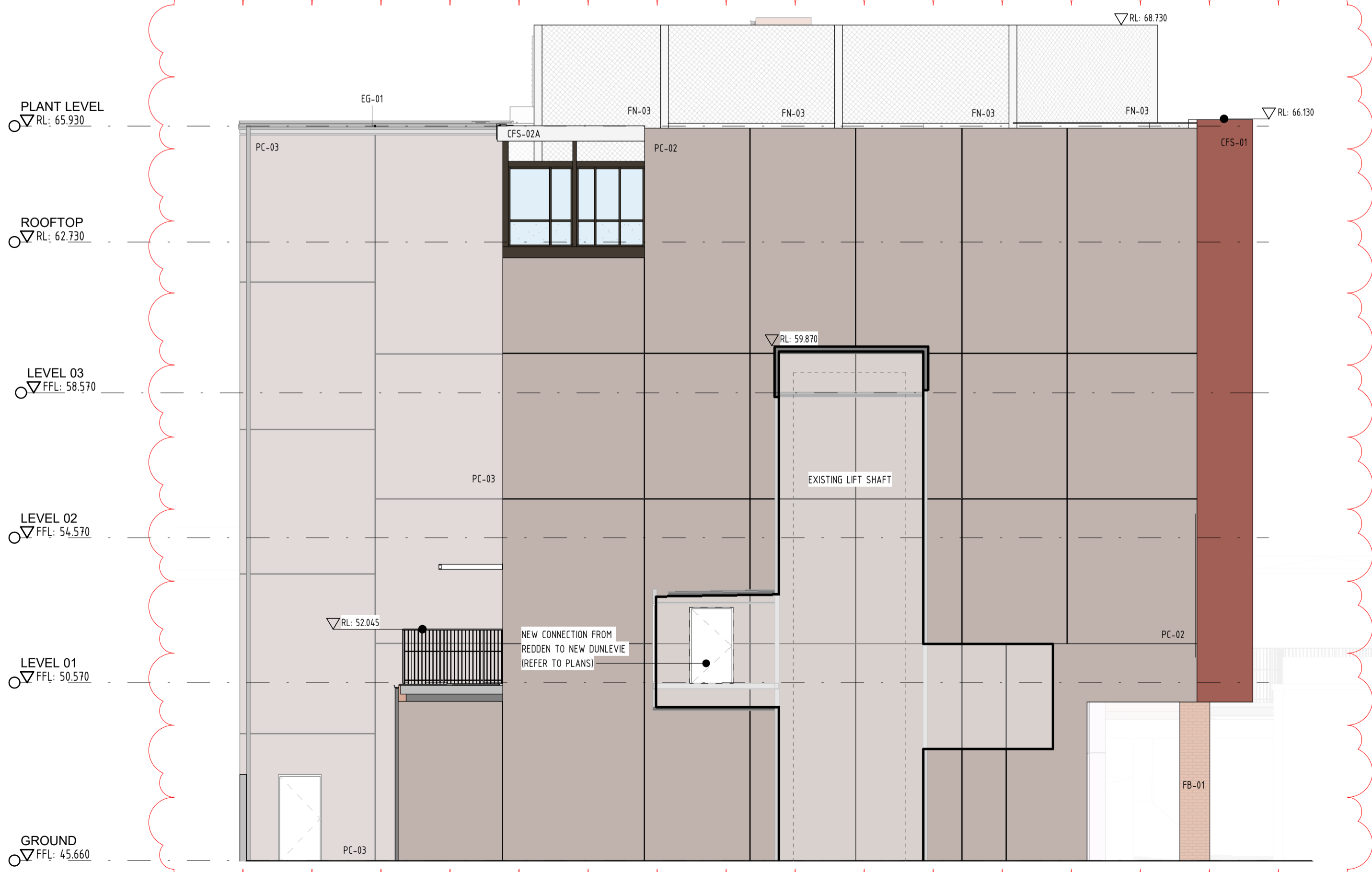
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 PLOT FILE: 20240429.09.50 AM



A1 Sheet



E3 EAST ELEVATION
1:100



E4 WEST ELEVATION
1:100

Legend

- FB-01 & FB-05 FACE BRICKWORK CLADDING
- CFS-01 FIBRE CEMENT WALL CLADDING
- PC1 PRECAST CONCRETE
- PC2 & PC03 PRECAST CONCRETE
- CFS-04 FIBRE CEMENT WALL CLADDING
- FN-01 VERTICAL ALUMINIUM FIN
- MF-02 METAL FLASHING
- CFS-03 PERFORATED METAL
- CFS-02A HORIZONTAL ALUMINIUM FIN
- FN-03 & CFS-07 STAINLESS STEEL MESH
- CFS-02B ALUMINIUM CLADDING
- ES-01 EXTERNAL SIGNAGE
- GLAZING CLEAR GLASS UNLESS OTHERWISE NOTED

GENERAL NOTES:

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Rev.	Date	Description	Ver.	Appr.
3	25.09.24	ISSUE FOR PLANNING CLARIFICATION	AR	AK
2	23.07.24	FOR COORDINATION	AR	AK
1	21.06.24	ISSUE FOR PLANNING CONSENT	AR	AK
0	11.06.24	FOR COORDINATION	AR	AK

Drawing Status: **PRELIMINARY**

Project Manager
RCP
Leadership in Project Management

Planning
MASTERPLAN
TOWN & COUNTRY PLANNERS

Services
BESTEC

Landscape
T.C.L

Structural
MATTER

hayball
Level 1, 250 Flinders Lane
Melbourne Vic 3000
T +61 3 9699 3644
hayball@hayball.com.au
hayball.com.au

GRIEVE GILLET ARCHITECTS
243 Pirie Street Adelaide
South Australia 5000
T +61 8232 3626
admin@ggarc.com.au
ggarc.com.au

Project
ST ALOYSIUS COLLEGE PRIMARY SCHOOL
53 WAKEFIELD ST, ADELAIDE SA 5000
Drawing Title
ELEVATIONS

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Scale (at A1) 1:100

Job No.	Drawing No.	Issue
23135_2728	DA32	3

PLOT FILE LOCATION: Autodesk Docs://S:\Aloysius College Primary School\23135_2728_SAC_PCL_CENTRAL.rvt
PLOT FILE DATE: 24/09/2024 12:24:51 PM

ARTIST IMPRESSIONS



VIEW FROM ANGAS ST



VIEW FROM REDDEN LANEWAY LOOKING NORTH



VIEW FROM COURTYARD LOOKING WEST



VIEW OF ENTRY



LOOKING WEST FROM UNDER NEW CLOISTER



VIEW FROM PLAYGROUND



VIEW FROM CONVENT



VIEW FROM POOL



VIEW FROM NORTHERN COURTYARD

Legend

Rev.	Date	Description	Ver.	Appr.
3	25.09.24	ISSUE FOR PLANNING CLARIFICATION		
2	23.07.24	ISSUE FOR SIGNAGE AND LEVEL CLARIFICATION		
1	24.06.24	ISSUE FOR PLANNING		
0	21.06.24	ISSUE FOR PLANNING CONSENT		

PRELIMINARY

Project Manager
RCP
 Leadership in Project Management
 RCP AUSTRALIA
 LEVEL 13, 99 Gawler Place
 Adelaide SA 5000
 +61 8 8203 7000
 rcp@rcp.net.au
 rcp.net.au

Planning
MASTERPLAN
 TOWN + COUNTRY PLANNERS
 MASTERPLAN
 33 Carrington St
 Adelaide SA 5000
 +61 8 8193 5600
 plan@masterplan.com.au
 masterplan.com.au

Services
BESTEC
 144 Gawler Place
 Adelaide SA 5000
 +61 8 8232 4442
 consulting@bestec.com.au
 bestec.com.au

Landscape
T.C.L
 TAYLOR CULLITY LETHBRIDGE
 109 Grote St
 Adelaide SA 5000
 +61 8 8223 7533
 adsl@tcl.net.au
 tcl.net.au

Structural
MATTER
 Level 05, 85 Grenfell St
 Adelaide SA 5000
 +61 8 8311 3769
 admin@mattersconsulting.com.au
 mattersconsulting.com.au

hayball
 Level 1, 250 Flinders Lane
 Melbourne Vic 3000
 T +61 3 9699 3644
 hayball@hayball.com.au
 hayball.com.au

GRIEVE GILLET ARCHITECTS
 243 Pirie Street Adelaide
 South Australia 5000
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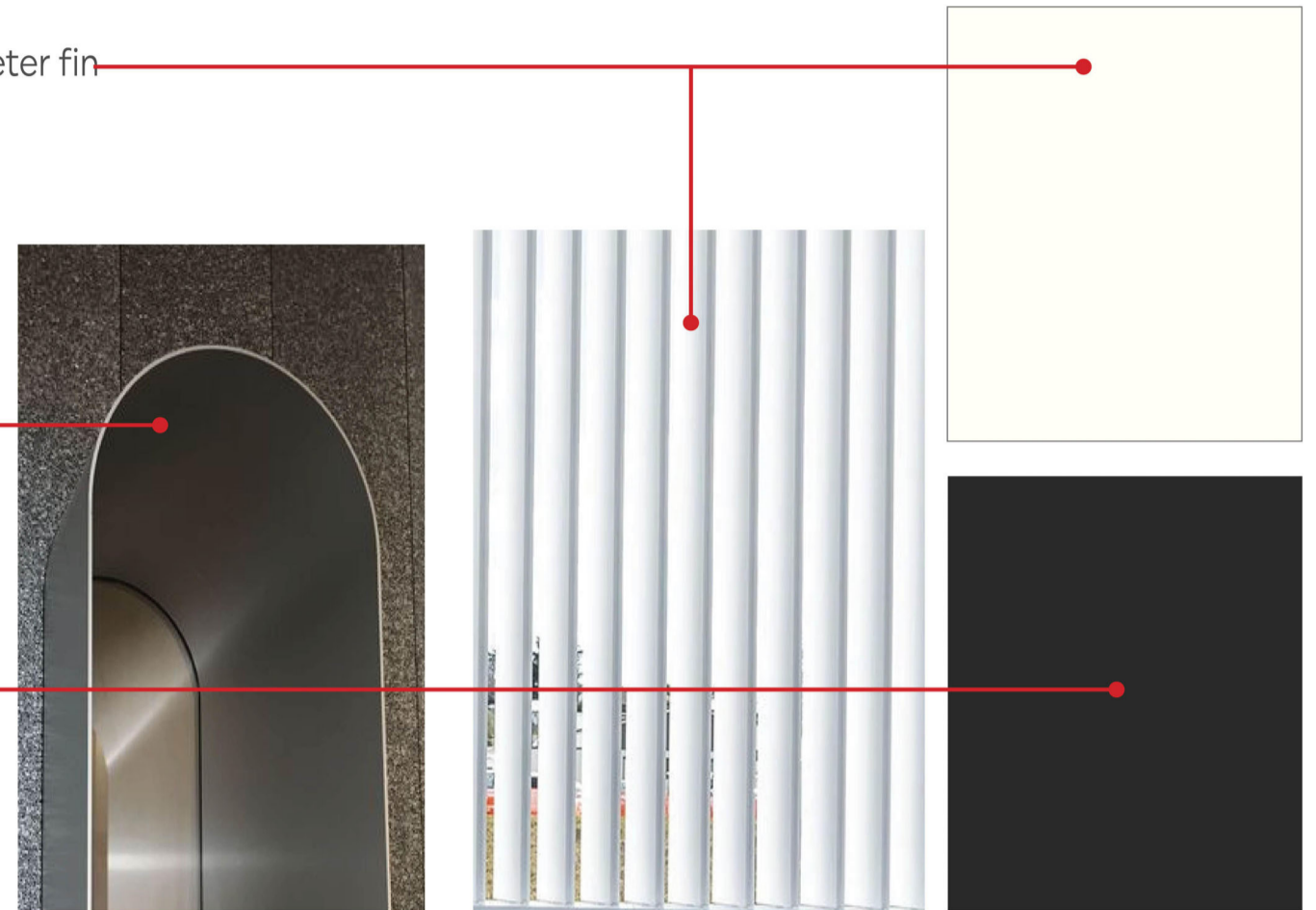
Drawing Title
RENDERS

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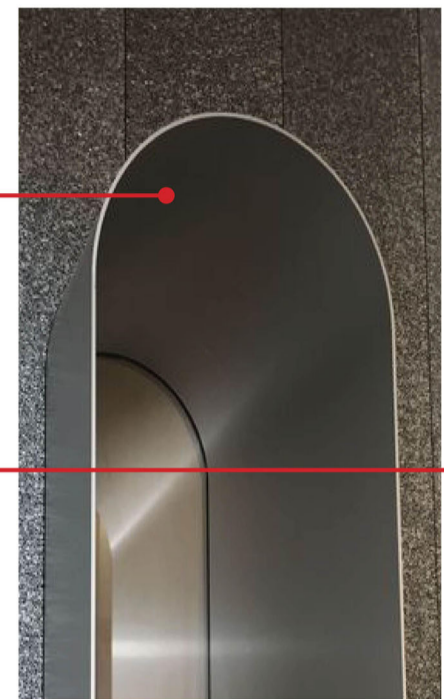
Scale (at A1)

Job No.	Drawing No.	Issue
23135_2728	DA51	3

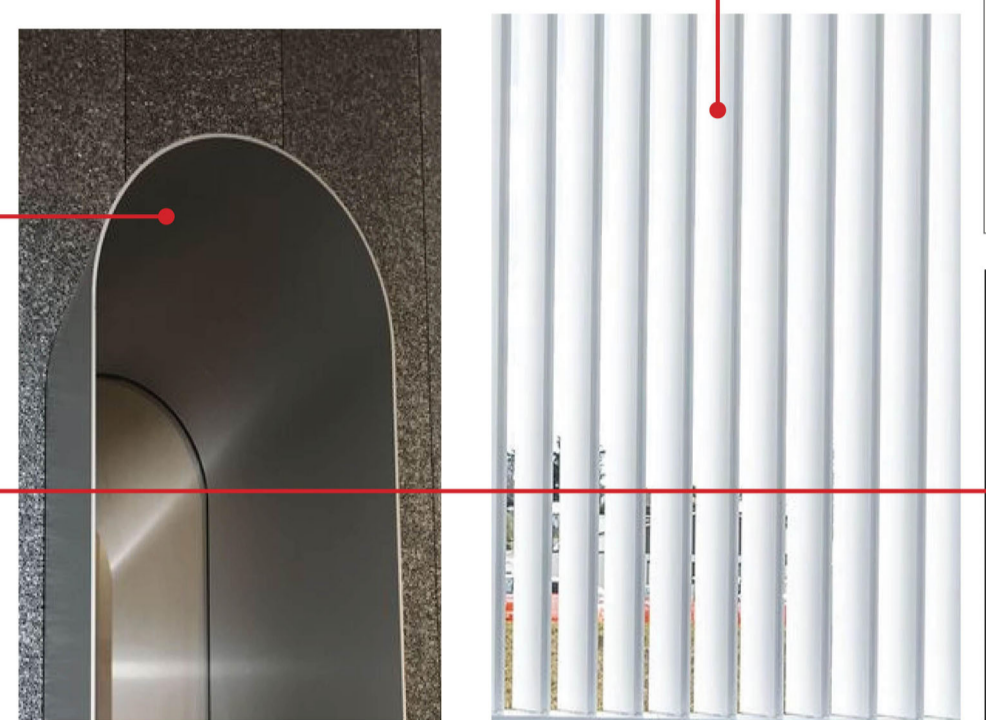
Off-white vertical aluminium fins and rooftop perimeter fin



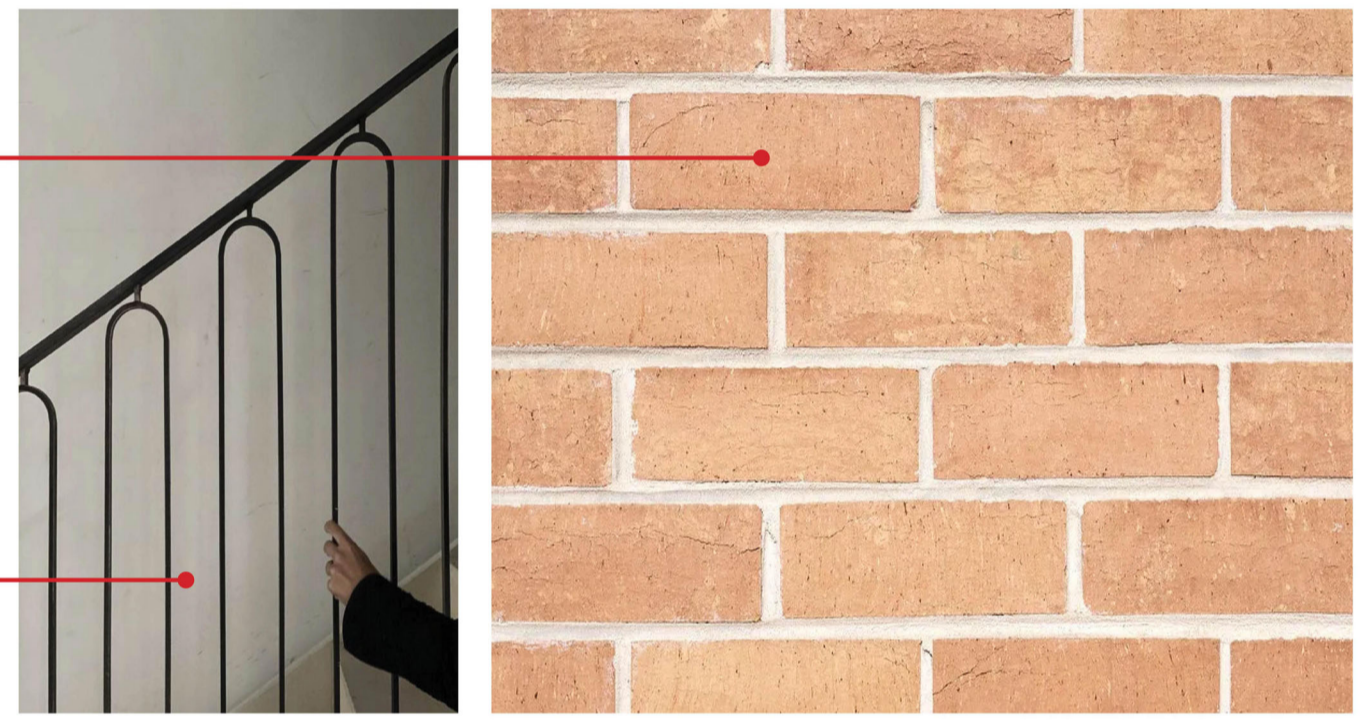
Steel archway to external stair



Window framing in charcoal



Brick cladding pinkish/ light red colour



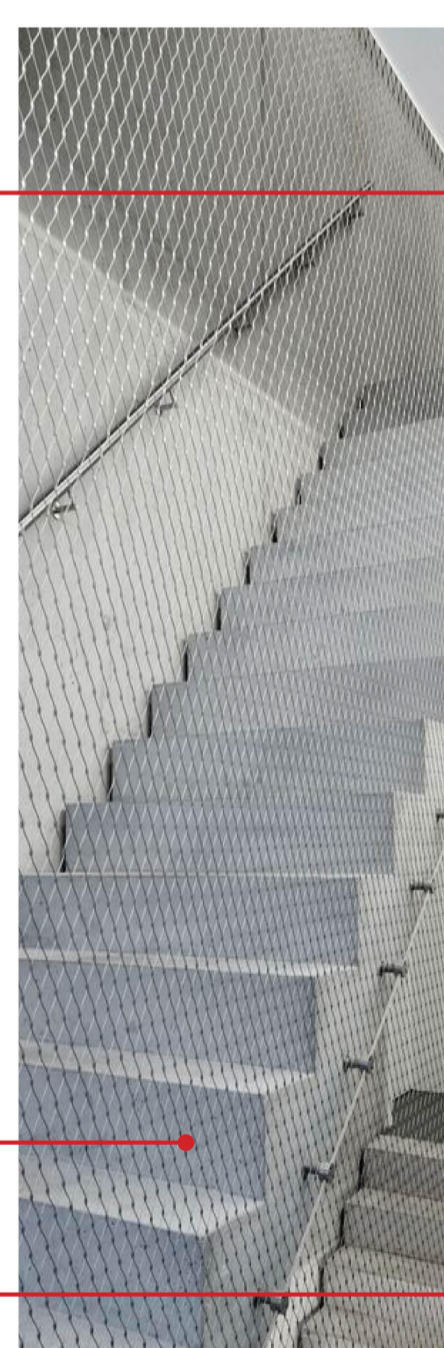
Black steel fin balustrading



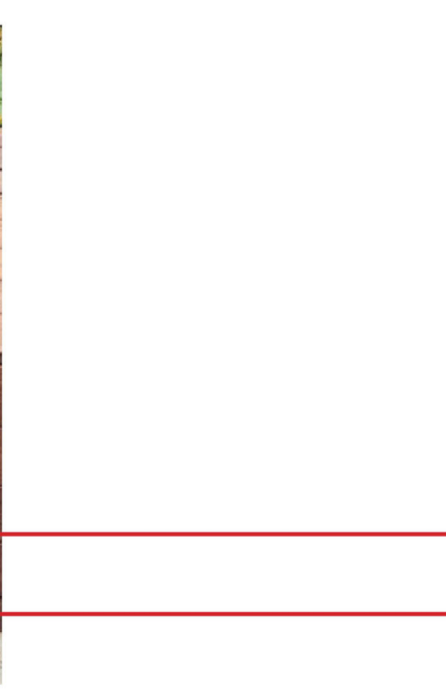
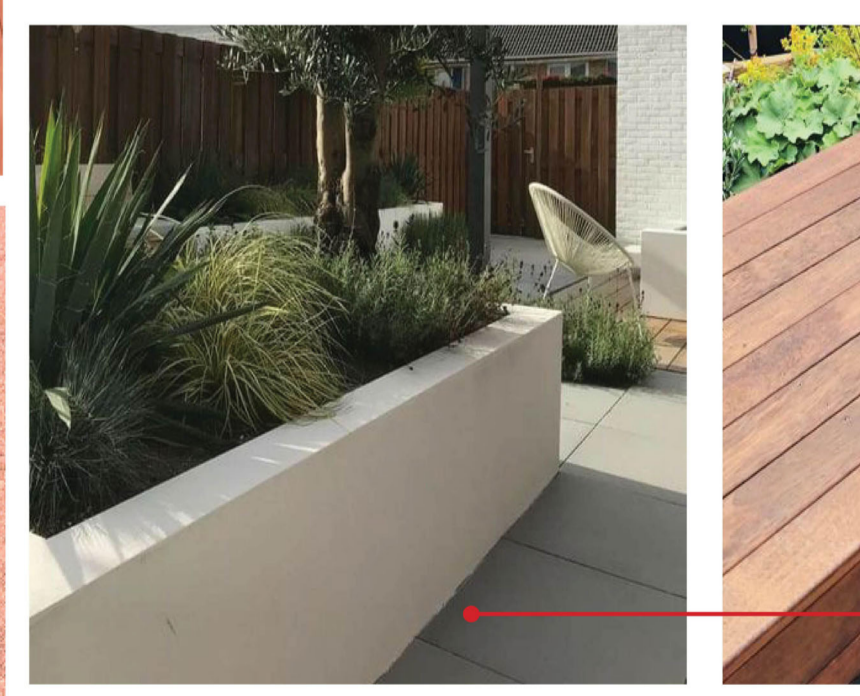
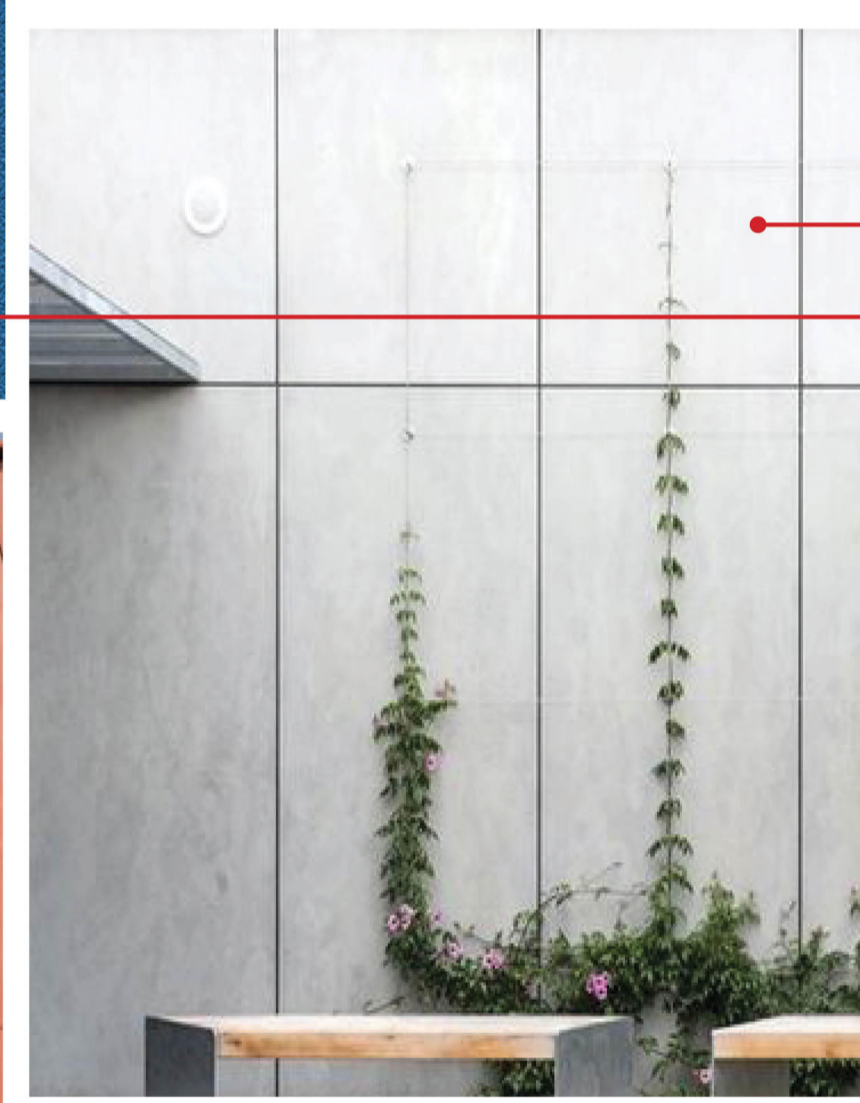
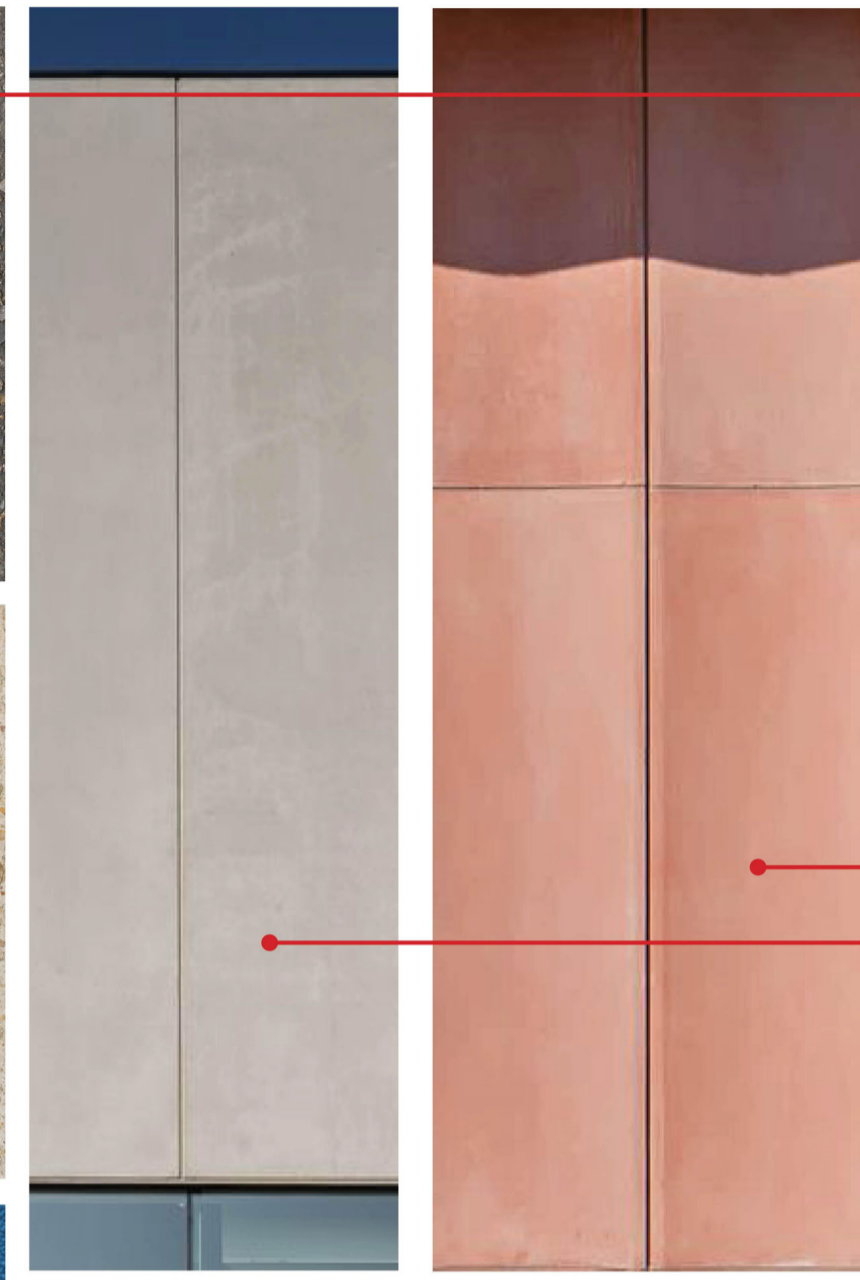
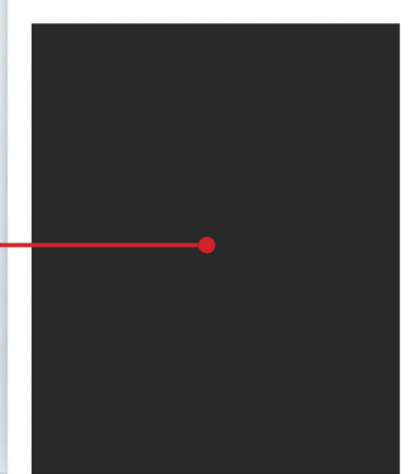
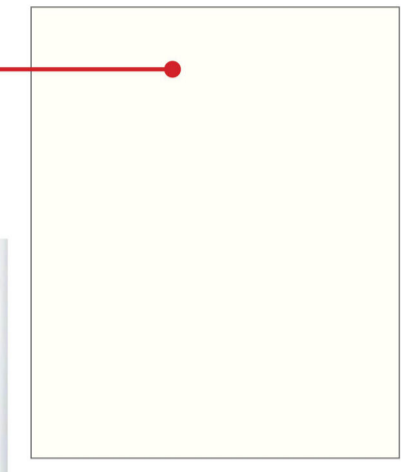
Fibre cement cladding, light terracotta colour expressed joints



Stainless steel mesh



Perforated metal to stair



Courtyard paver - grey
Courtyard paver - cream

Precast Concrete (pigmented light terracotta with routed lines)
Precast Concrete (unpainted with routed lines)

Glass balustrading to rooftop

Fibre cement cladding, expressed joints

Acrylic surface to rooftop in light blue

Metal roof sheeting to rooftop canopy

Timber slats external seating

Rendered blockwork to rooftop planters

Painted fibre cement soffit light terracotta colour expressed joints

Rev.	Date	Description	Ver.	Appr.
0	21.06.24	ISSUE FOR PLANNING CONSENT		

Drawing Status **PRELIMINARY**

Project Manager **RCP AUSTRALIA**
LEVEL 13, 99 Gawler Place
Adelaide SA 5000
+61 8 8203 7000
rcp@rcp.net.au
rcp.net.au

Planning **MASTERPLAN**
TOWN + COUNTRY PLANNERS
33 Carrington St
Adelaide SA 5000
+61 8 8193 5600
plan@masterplan.com.au
masterplan.com.au

Services **BESTEC**
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Adelaide SA 5000
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consulting@bestec.com.au
bestec.com.au

Landscape **T.C.L**
TAYLOR CULLITY LEHLEAN
109 Grote St
Adelaide SA 5000
+61 8 8233 7533
adel@tcl.net.au
tcl.net.au

Structural **MATTER**
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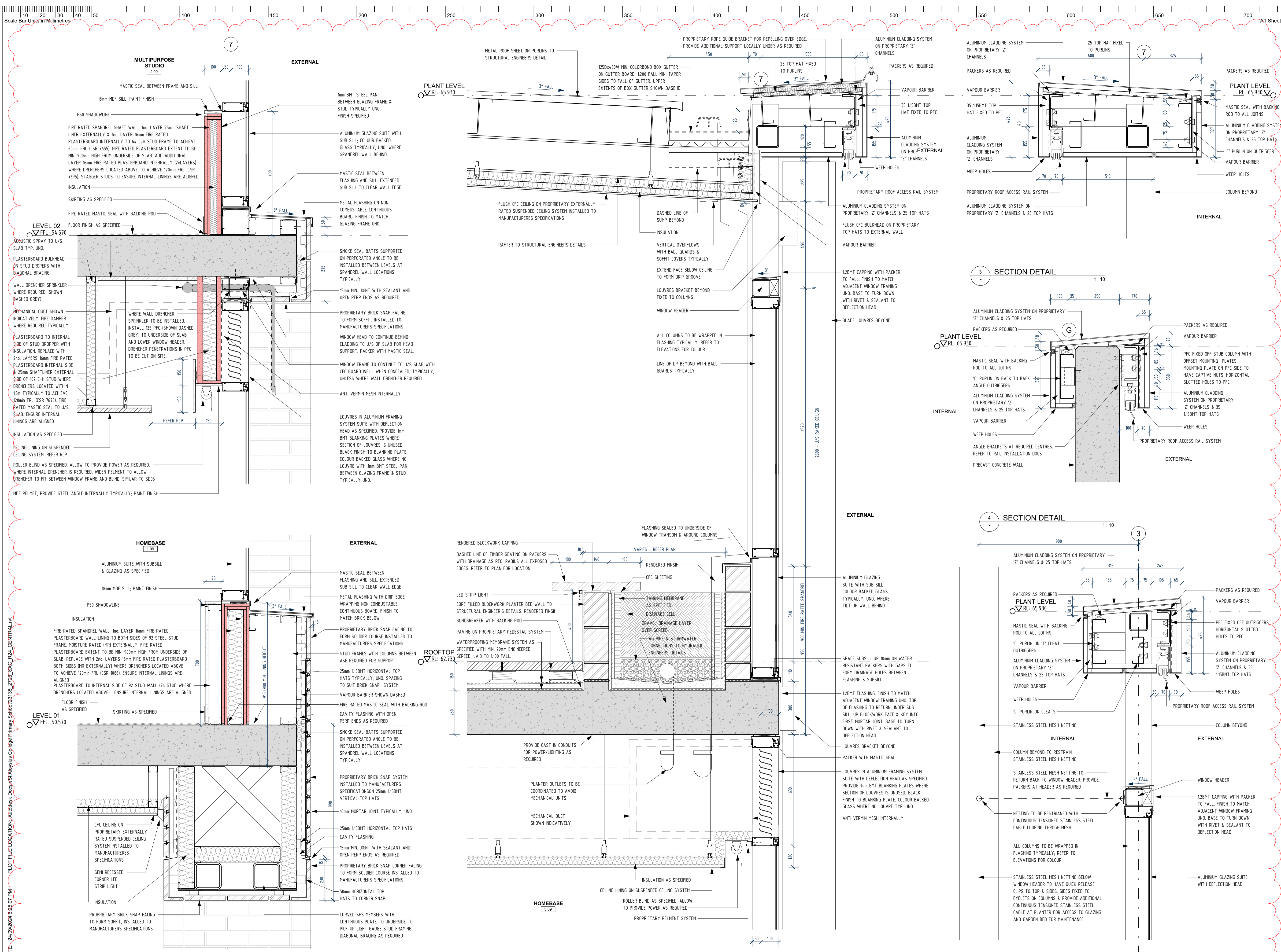
hayball
Level 1, 250 Flinders Lane
Melbourne Vic 3000
T +61 3 9699 3644
hayball@hayball.com.au
hayball.com.au

GRIEVE GILLET ARCHITECTS
243 Pirie Street Adelaide
South Australia 5000
T +61 8232 3626
admin@ggarc.com.au
ggarc.com.au

Project **ST ALOYSIUS COLLEGE PRIMARY SCHOOL**
53 WAKEFIELD ST, ADELAIDE SA 5000
Drawing Title **EXTERNAL MATERIALS**

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Job No.	Drawing No.	Issue
23135_2728	DA53	0



- Legend**
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0	25.09.24	ISSUE FOR PLANNING CLARIFICATION	AR	AK

Drawing Status: **PRELIMINARY**

Project Manager
RCP
 Leadership in Project Management
 RCP AUSTRALIA
 Level 13, 99 Gawler Place
 Adelaide SA 5000
 +61 8 8205 7000
 rcp@rcp.net.au
 rcp.net.au

Planning
MASTERPLAN
 TOWN + COUNTRY PLANNERS
 MASTERPLAN
 33 Carrington St
 Adelaide SA 5000
 +61 8 8193 5600
 plan@masterplan.com.au
 masterplan.com.au

Services
BESTEC
 144 Gawler Place
 Adelaide SA 5000
 +61 8 8202 4442
 consulting@bestec.com.au
 bestec.com.au

Landscape
T.C.L.
 TAYLOR CULLITY LETHBRIDGE
 109 Grote St
 Adelaide SA 5000
 +61 8 8223 7533
 acl@tcl.net.au
 tcl.net.au

Structural
MATTER
 MATTER CONSULTING
 Level 05, 85 Grenfell St
 Adelaide SA 5000
 +61 8 8311 3769
 admin@matterconsulting.com.au
 matterconsulting.com.au

hayball
 Level 1, 250 Flinders Lane
 Melbourne Vic 3000
 T +61 3 9699 3644
 hayball@hayball.com.au
 hayball.com.au

GRIEVE GILLET ARCHITECTS
 243 Pine Street Adelaide
 South Australia 5000
 T +61 8 8232 3626
 admin@ggarc.com.au
 ggarc.com.au

Project
ST ALOYSIUS COLLEGE PRIMARY SCHOOL
 53 WAKEFIELD ST, ADELAIDE SA 5000

Drawing Title
EXTERNAL SECTION DETAILS

Scale (at A1)
 As indicated

Job No.	Drawing No.	Issue
23135_2728	DA61	0

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 PLOT DATE: 24/09/2024 02:07 PM



St Aloysius College

LANDSCAPE ARCHITECTURE

Concept 14.06.2024

T.C.L

LANDSCAPE GUIDING PRINCIPLES

“The best biophilic design... eliminates stress and anxiety from the built environment... by maintaining thoughtful connections with nature”

— Nikos A. Salingaros, Biophilia & Healing Environments

Wellbeing



- Social, physical and mental health and wellbeing focus
- Foster a deep connection to nature
- Employ biophilic design principles to create a range of immersive, green, comfortable, restorative and engaging learning environments
- Create a living terrace
- Gardening as part of curriculum; include productive gardens
- Include seasonal interest with sensory planting, including colour, flowering, and aromatic species

Flexible



- Provide a variety of flexible learning and programmable areas
- Make efficient use of the tight CBD site
- Catering to a range of ages and user groups
- Integrated seating
- Moveable elements
- Playful and active elements
- Ground plans that facilitate high-use

Sustainable



- Mitigate impacts of urban heat with tree canopy and understorey planting, with urban biodiversity in mind
- Integrate water sensitive urban design principles
- Passive design principles
- Water-wise plant selections
- Productive gardens
- Robust, low maintenance materials
- Locally sourced and reused materials
- Showcase waste and recycling as part of curriculum

Community



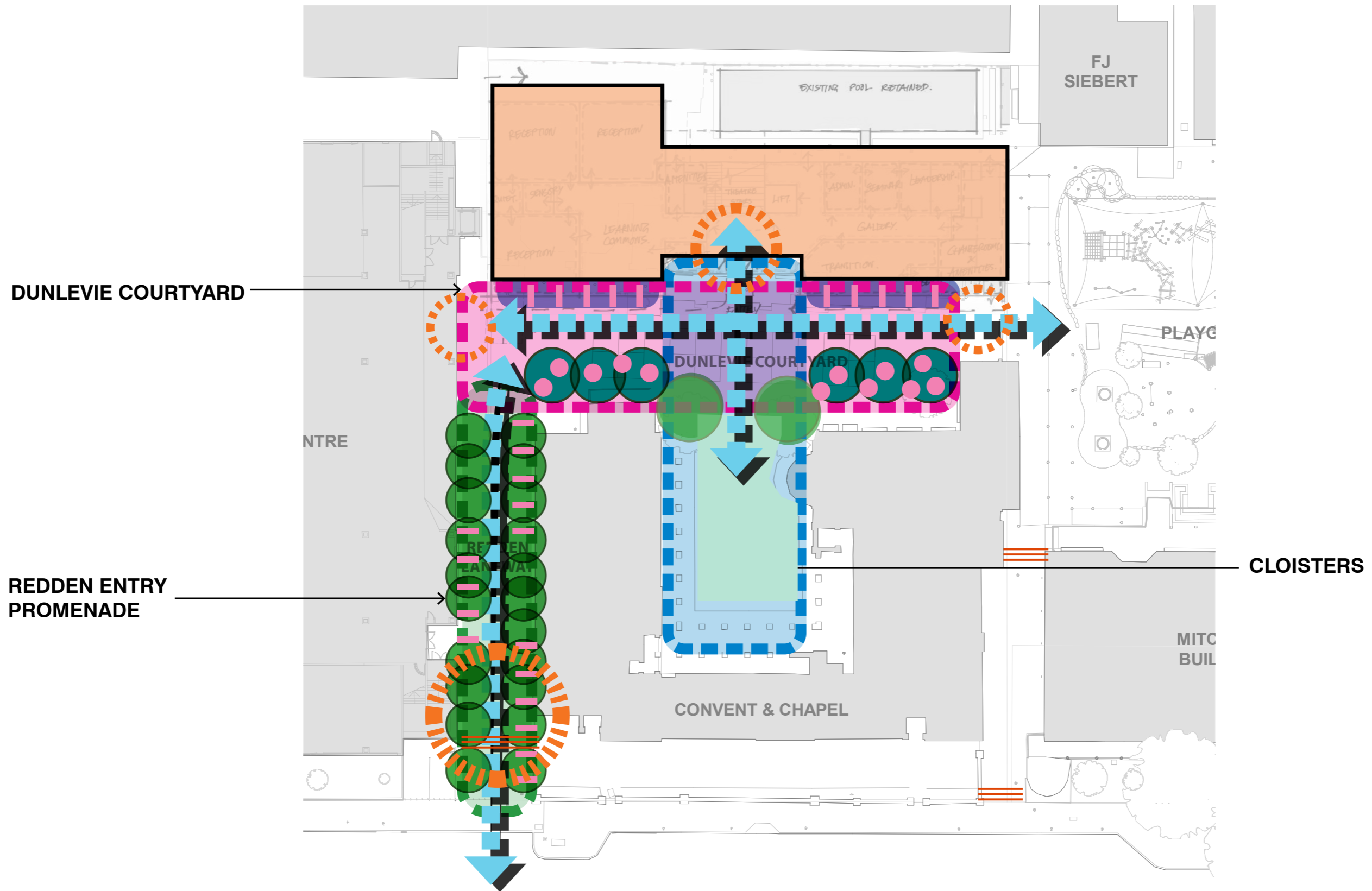
- Instill a sense of identity, ownership and pride
- Welcoming arrival and community gathering and ceremonial spaces
- Provide a range of learning environments which also enhance social and community engagement
- Day/ night events space
- Safe, inclusive and accessible
- Support the RAP - through connections with Aboriginal Students, and other Traditional Owners

Collaborative

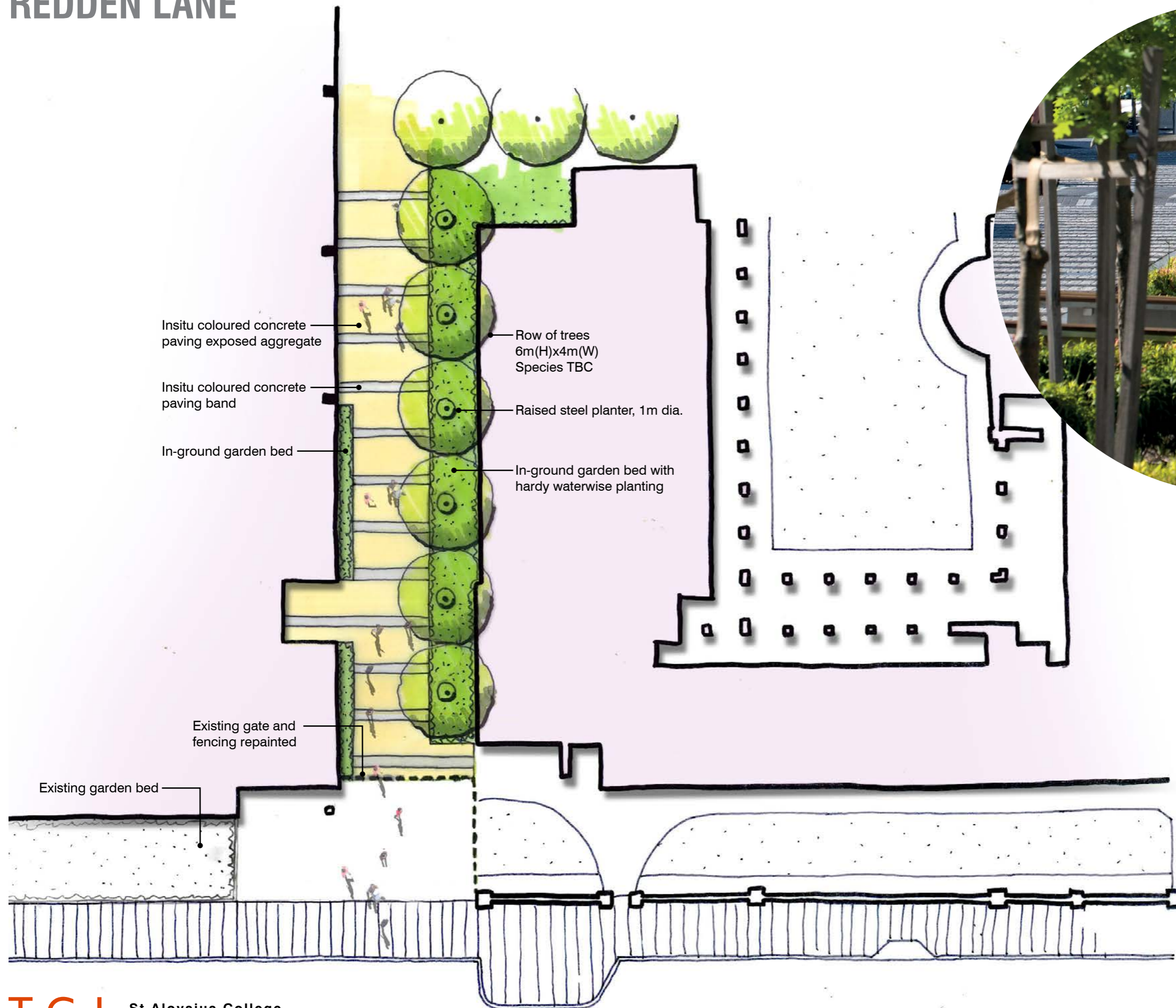


- Collaborative outdoor environments for a range of learning opportunities
- Student and staff engagement in design process
- Student-led gardening opportunities
- Encourage visibility and school wide interaction

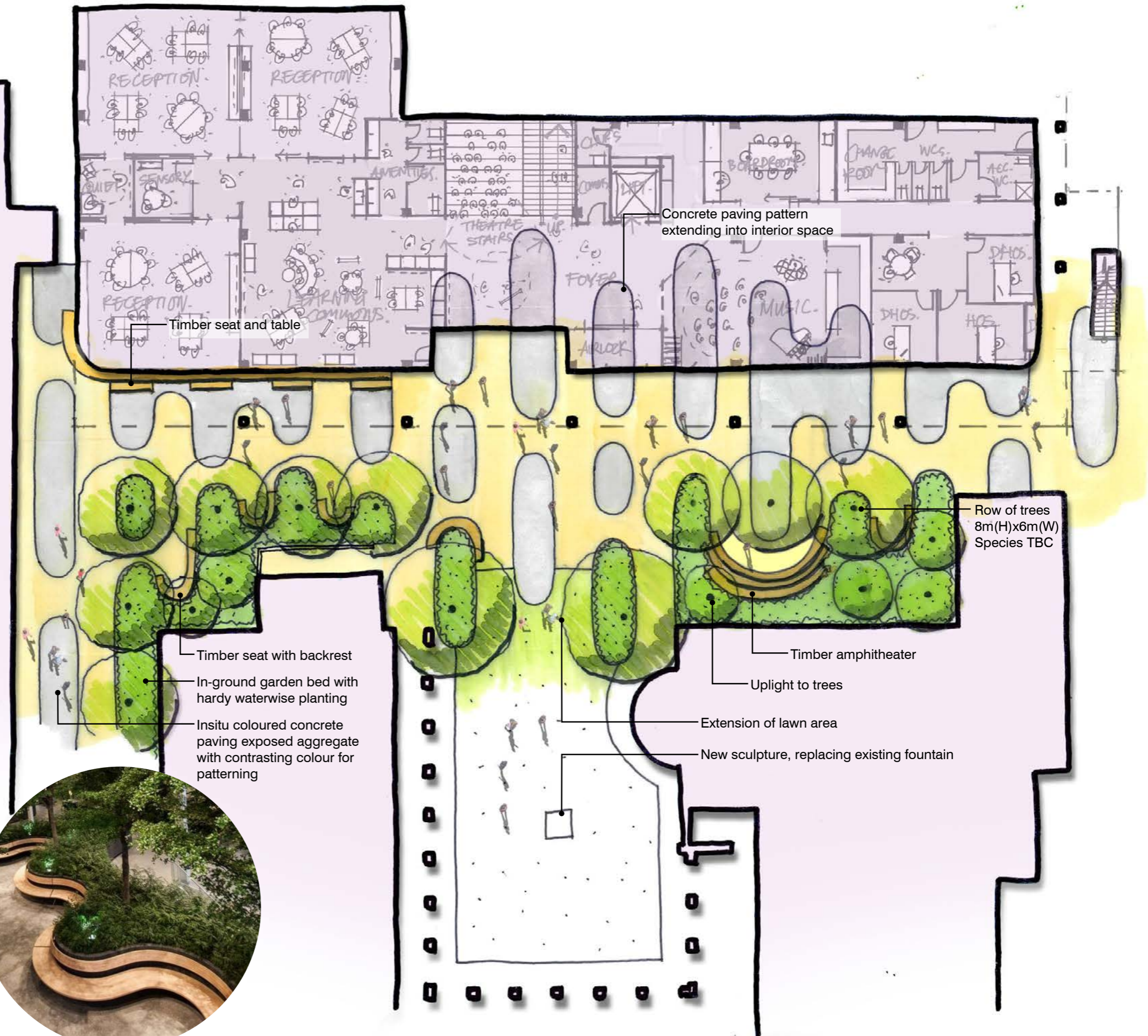
LANDSCAPE STRUCTURE



REDDEN LANE



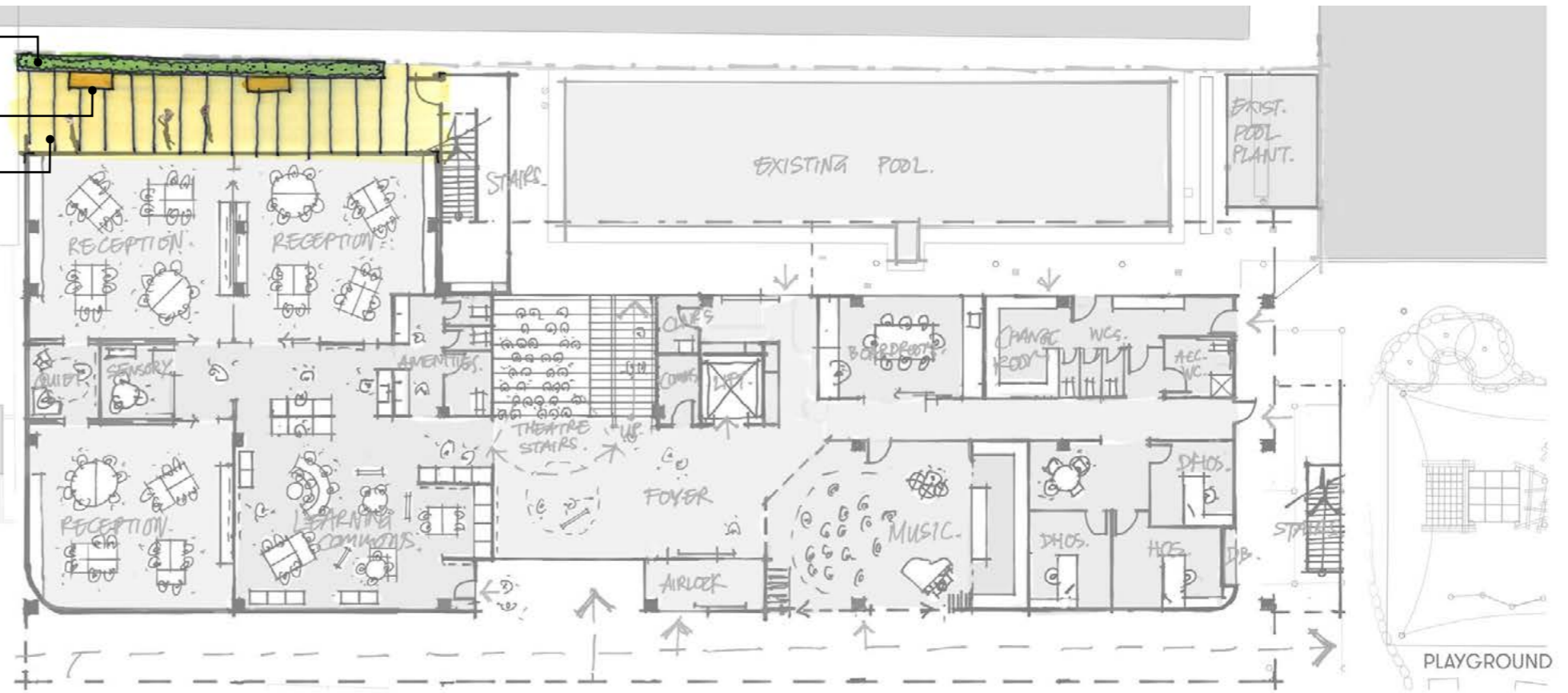
DUNLEVIE COURTYARD



GROUD FLOOR COURTYARD



- In-ground garden bed with climbing plants
- Proprietary mud kitchen
- In situ coloured concrete paving



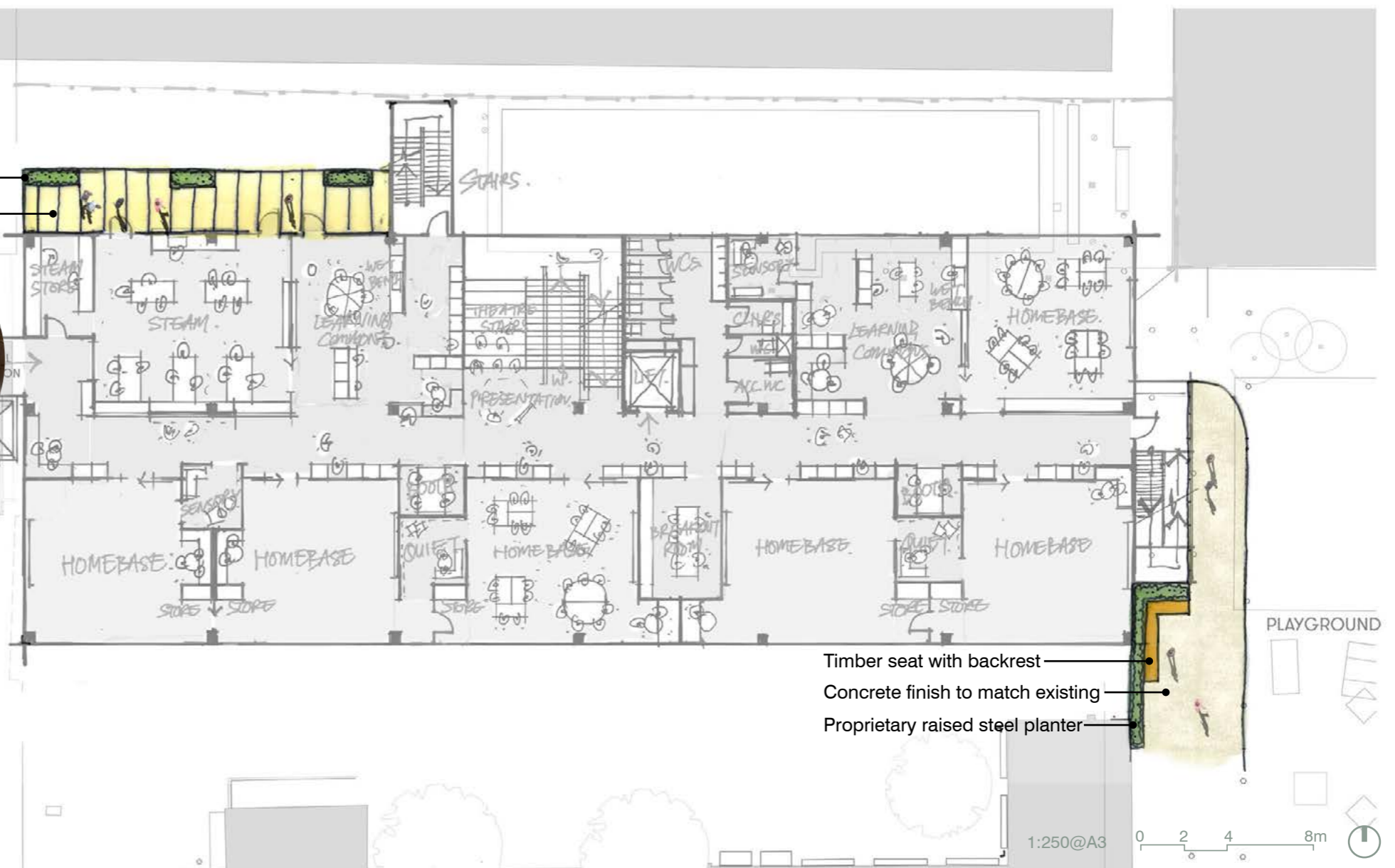
LEVEL 1 BALCONY & WALKWAY



- Mobile vegepods
- Pavers on pedestal

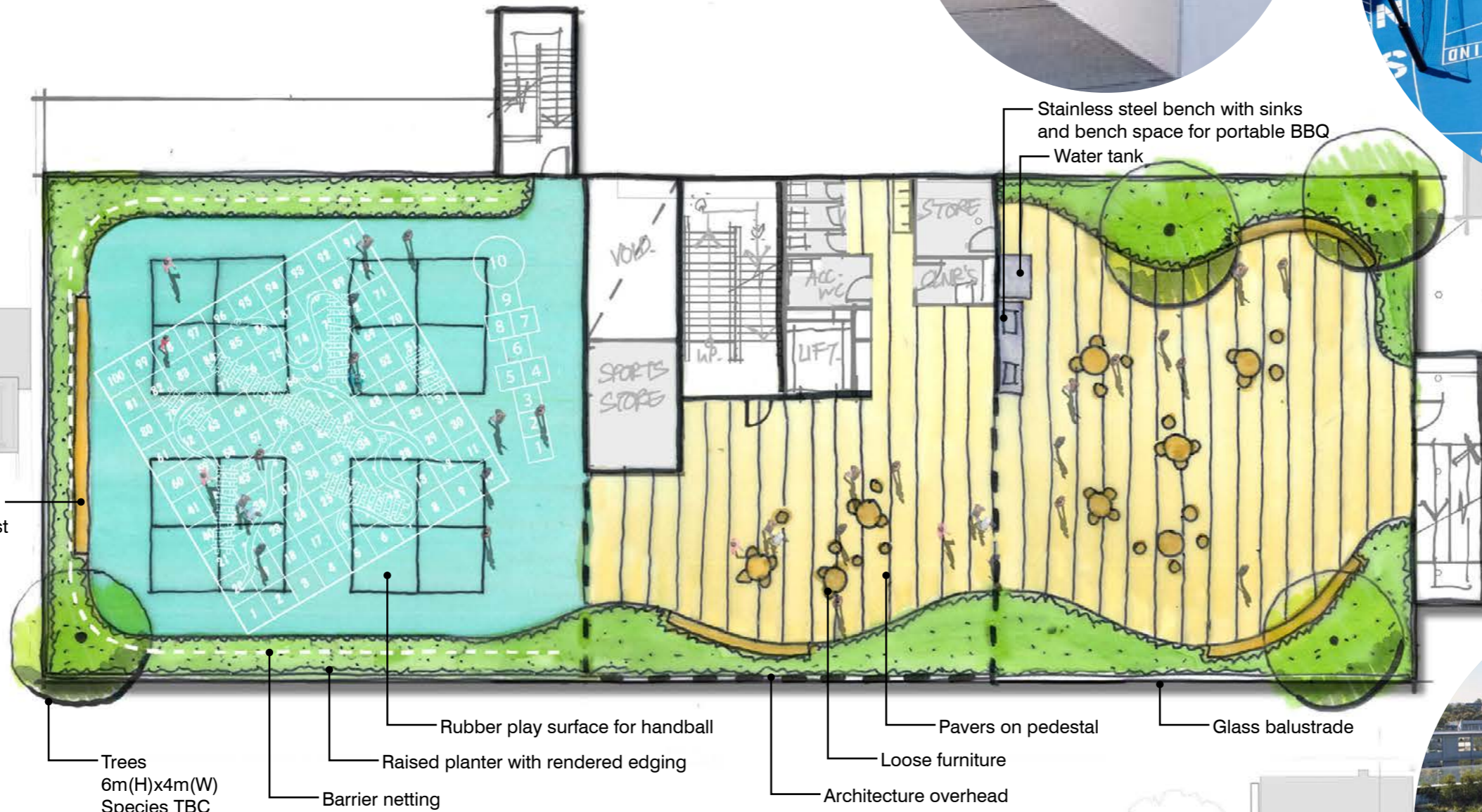


REDDEN CENTRE LEVEL 1



- Timber seat with backrest
- Concrete finish to match existing
- Proprietary raised steel planter

ROOF GARDEN





A2407_ ST ALOYSIUS COLLEGE LANDSCAPE WORKS

ISSUED: 11/09/24

REV: P3

GENERAL NOTES

NOTES:

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE LANDSCAPE TECHNICAL SPECIFICATION AND THE FINISHES AND FURNITURE SCHEDULES PROVIDED AS PART OF THIS DRAWING SET.

THE CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS, AND EXISTING SERVICE LOCATIONS PRIOR TO COMMENCEMENT ON SITE. PREPARATION OF DETAIL/SHOP DRAWINGS, AND FABRICATION OF CONSTRUCTION/BUILDING COMPONENTS.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION. IF ANY ANOMALIES ARISE THE CONTRACTOR IS TO ADVISE THE ENGINEER IMMEDIATELY. ALL DIMENSIONS ARE IN MM. DO NOT SCALE OFF DRAWINGS.

CONTRACTOR IS TO PROVIDE SHOP DRAWINGS (CAD DRAFTED TO SCALE WITH ADEQUATE NOTES AND DIMENSIONS FOR REVIEW AND FABRICATION) TO THE ENGINEER. FIXING COMPONENTS AND DETAIL TO BE CONFIRMED THROUGH THE SHOP DRAWING PROCESS.

ALL WELDS TO BE 4MM CFW ELECTRODE TO AS/NZ 1554, PART 1 AND 2 AS APPROPRIATE. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS/NZ 4100 STEEL STRUCTURES. SHOP WELD WITH CFW ALL JOINS. ALL BUTT WELDS SHALL BE FULL PENETRATION, UNLESS SPECIFIED OTHERWISE ALL FABRICATION TOLERANCES SHALL BE WITHIN +/- 1.0MM AND ALL.

ANGULAR TOLERANCES SHALL BE +/- 1.0MM. GRIND SMOOTH ALL EDGES TO MAKE NEAT JOINS. REMOVE GLOBULES OF WELD METAL, WELD SLAG AND ALL FOREIGN MATTER.

FINISH VISIBLE JOINTS MADE BY WELDING USING METHODS, APPROPRIATE TO THE CLASS OF WORK, INCLUDING GRINDING OR BUFFING BEFORE FURTHER TREATMENT.

CONTRACTOR SHALL SUPPLY AND INSTALL ALL STAINLESS STEEL SCREWS, BOLTS, NUTS, WASHERS, HINGES, LOCKS, RIVETS AND FIXINGS.

WHERE FIXING TYPES OR STRUCTURAL SPACINGS HAVE NOT BEEN NOMINATED, CONTRACTOR TO ENSURE THAT ENGINEER HAS APPROVED ANY SIZINGS AND SPACINGS INSTALLED.

ALL HARDWOOD TIMBER TO BE SUPPLIED AND INSTALLED AS DURABLE CLASS 1 UNLESS OTHERWISE STATED IN THE TECHNICAL SPECIFICATION.

ALL PRECAST CONCRETE SURFACES TO BE 'CLASS 1' FINISH. REFER TO ENGINEER'S DRAWINGS FOR CONCRETE STRENGTH AND REINFORCING.

PRECAST CONCRETE UNITS WILL REQUIRE STEEL REINFORCEMENT - DESIGN TO BE PROVIDED BY THE FABRICATOR FOR THE ENGINEER'S APPROVAL. CONTRACTOR TO ALLOW FOR DH10 REINFORCEMENT AT 150C/C ON EACH FACE.

DRAWING LIST

DRAWING	Drawing Title	Rev
L001-L099 General Information		
L001	TITLE PAGE	P3
L002	SCHEDULES	P3
L100-L199 Overall Plan		
L100	OVERALL PLAN	P3
L200-L299 Setout		
L200	SETOUT PLAN - GROUND FLOOR	P3
L201	SETOUT PLAN - GF & LEVEL 1	P3
L202	SETOUT PLAN - ROOF GARDEN	P3
L300-L399 Surfaces		
L300	SURFACES PLAN - GROUND FLOOR	P3
L301	SURFACES PLAN - GF & LEVEL 1	P3
L302	SURFACES PLAN - ROOF GARDEN	P3
L400-L499 Grading		
L400	GRADING PLAN - GROUND FLOOR	P3
L401	GRADING PLAN - GF & LEVEL 1	P3
L402	GRADING PLAN - ROOF GARDEN	P3
L500-L599 Planting		
L500	PLANTING PLAN - GROUND FLOOR	P3
L501	PLANTING PLAN - GF & LEVEL 1	P3
L502	PLANTING PLAN - ROOF GARDEN	P3
L600-L699 Sections		
L600	SECTIONS - GROUND FLOOR	P3
L601	SECTIONS - ROOF GARDEN	P3
L700-L799 Details		
L700	HARDSCAPE DETAILS	P3
L710	SOFTSCAPE DETAILS	P3
L720	FURNITURE & FIXTURES DETAILS 01	P3
L721	FURNITURE & FIXTURES DETAILS 02	P3
L722	FURNITURE & FIXTURES DETAILS 03	P3

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev:	Date	Revision Details	By	CHK

ST ALOYSIUS COLLEGE

File #: A2407

T.C.L.
TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE Sheet: SHEET 1 OF 1 Purpose: TITLE PAGE	Date: 05.06.24 Scale: N/A	Drawing No. L001	Rev. P3
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LANDSCAPE DETAIL TYPE SCHEDULE

This schedule to be read in conjunction with the Landscape Drawings & Specification.
 Contractor to advise any discrepancies between information provided in this Schedule with Referenced details, prior to ordering of materials.

Detail Type	Description	Location	Detail Reference No.	Finish	Size	Supplier/ Type	Submissions
PV01	Concrete Pavement Type 1	Ground floor	01/L700	Blasted, Exposed Aggregate Colour Country Tan Moonscape, Clear Sealant	Refer to drawings	Hanson or Approved Equivalent	Sample, Test Panel, Testing Data for Approval by Landscape Architect
PV02	Concrete Pavement Type 2	Ground floor	01/L700	Blasted, Exposed Aggregate Colour Flinders, Clear Sealant	Refer to drawings	Hanson or Approved Equivalent	Sample, Test Panel, Testing Data for Approval by Landscape Architect
PV03	Concrete Pavers on Pedestal	Ground floor, Level 1, Roof	02,03/L700	Blasted Color Remi	600 x 300 x 50 THK	Aston or Approved Equivalent	Sample, Test Panel, Testing Data for Approval by Landscape Architect
PV04	Acrylic Play Surface	Roof Level	04/L700	Plexicushion Prestige. Colour Light Blue. Line marking White.	Refer to drawings	Plexipave or Approved Equivalent	Sample, Test Panel, Testing Data for Approval by Landscape Architect
PV05	Granite Pavers	Ground floor	05/L700	Raven. Exfoliated	400 x 100 x 15 THK	Eco Outdoors or Approved Equivalent	Sample, Test Panel, Testing Data for Approval by Landscape Architect
PV06	Brick Paving	Ground floor	06/L700	Match existing	Match existing	Match existing	Sample, Test Panel, Testing Data for Approval by Landscape Architect
FX01	Strip Drain Grate	Ground floor, Roof	01-04/L720	Stainless Steel Wedgewire Heelsafe	Straight & curved. Refer to drawings.	ACO or Approved equivalent	Sample, Prototype, Testing Data for Approval by Landscape Architect
FX02	Raised Steel Planters	Ground floor	05/L720	Redcor rusted steel	1165(D) x 850(H)	Formboss or Approved Equivalent	Sample, Prototype for Approval by Landscape Architect
FX03	Timber Deck	Roof Level	L721	Spotted Gum Battens coated with Intergrain Ultradeck.	Refer to drawings	N/A	Shop drawings, Prototype, Testing Data for Approval by Landscape Architect
FN01A	Concrete Bench, Straight, Timber Top, Backrest, Left Armrest	Ground floor	Proprietary	Spotted Gum Battens coated with Intergrain Ultradeck. Steel frame and armrest. Monument colour. Concrete, Grey oxide, White quartz aggregate, medium blast	860 x 400 x 430(H)	Draffin, Wandin range or Approved Equivalent	Sample, Prototype, Testing Data for Approval by Landscape Architect
FN01B	Concrete Bench, Straight, Timber Top, Backrest, Right Armrest	Ground floor	Proprietary	Spotted Gum Battens coated with Intergrain Ultradeck. Steel frame and armrest. Monument colour. Concrete, Grey oxide, White quartz aggregate, medium blast	860 x 400 x 430(H)	Draffin, Wandin range or Approved Equivalent	Sample, Prototype, Testing Data for Approval by Landscape Architect
FN01C	Concrete Bench, Straight, Timber Top, Backrest	Ground floor	Proprietary	Spotted Gum Battens coated with Intergrain Ultradeck. Steel frame and armrest. Monument colour. Concrete, Grey oxide, White quartz aggregate, medium blast	860 x 400 x 430(H)	Draffin, Wandin range or Approved Equivalent	Sample, Prototype, Testing Data for Approval by Landscape Architect
FN01D	Concrete Bench, Curved, Concrete Top	Ground floor	Proprietary	Concrete, Grey oxide, White quartz aggregate, medium blast	863 x 400 x 430(H) 728 (R)	Draffin, Wandin range or Approved Equivalent	Sample, Prototype, Testing Data for Approval by Landscape Architect
FN02A	Timber Bench with Steel Frame, Subsurface mounted	Ground floor	Customised Proprietary	Spotted Gum Battens coated with Intergrain Ultradeck. Steel frame, Monument colour, Subsurface mounted	405(W) x 430(H) Refer drawings for length	Draffin, Wandin range or Approved Equivalent	Shop drawings, Sample, Prototype, Testing Data for Approval by...
FN02B	Timber Bench with Steel Frame, Wall mounted	Ground floor	Customised Proprietary	Spotted Gum Battens coated with Intergrain Ultradeck. Steel frame, Monument colour, Wall mounted	405(W) x 430(H) Refer drawings for length	Draffin, Wandin range or Approved Equivalent	Shop drawings, Sample, Prototype, Testing Data for Approval by...
FN03	Timber Table with Steel Frame, Subsurface Mounted	Ground floor	Customised Proprietary	Spotted Gum Battens coated with Intergrain Ultradeck. Steel frame, Monument colour, Subsurface mounted	2030 x 405 x 750(H)	Draffin, Wandin range or Approved Equivalent	Shop drawings, Sample, Prototype, Testing Data for Approval by Landscape Architect
FN04	Timber Amphitheater, Subsurface Mounted	Ground floor	L722	Spotted Gum Battens coated with Intergrain Ultradeck. Steel frame, Monument colour, Subsurface mounted	Refer to drawings	Draffin, Fawkner range or Approved Equivalent	Shop drawings, Sample, Prototype, Testing Data for Approval by Landscape Architect
FN05	Kitchen Bench	Roof Level	Proprietary	Stainless Steel	2000 x 700 x 900(H)	Stoddart or Approved equivalent	Shop drawings for Approval by Landscape Architect
FN06	Palissade Cone Table	Roof Level	Proprietary	3no. Iron red powdercoated steel 2no. Olive powdercoated steel	Ø700 x 740(H)	Cult Design	N/A
FN07	Hee Dining Chair	Roof Level	Proprietary	6no. Rust powdercoated steel 6no. Fall green powdercoated steel 8no. Asphalt grey powdercoated steel	475 x 500 x 790(H)	Cult Design	N/A
FN08	Timber Bench atop Blockwork Wall	Roof Level	Proprietary	Spotted Gum Battens coated with Intergrain Ultradeck. Steel frame, Monument colour	500(W) . Refer to drawing for length and radii	Draffin, Fawkner range or Approved Equivalent	Shop drawings, Sample, Prototype, Testing Data for Approval by...
FN09	Mud Kitchen	Ground floor	Proprietary	Charcoal colour WPC timber and steel frame	1200 x 550 x 600(H)	Preschool Equipment or Approved Equivalent	N/A
FN10	Vegepod	Level 1	Proprietary	Black planter in black steel frame	1000 x 1000 x 1500(H) 950(H) backboard	Vegepod or Approved Equivalent	N/A
GB01	Garden Bed In Ground Organic Mulch	Ground floor	02/L710	Forest Mulch	600mm topsoil A for trees. 300mm topsoil A for the rest	Jeffries or Approved Equivalent	Sample, Test Panel, Testing Data for Approval by Landscape Architect
GB02	Raised Garden Bed Organic Mulch	Roof Level	03/L710	Forest Mulch	min 800mm topsoil B for trees. min 400mm topsoil B for the rest	Jeffries or Approved Equivalent	Sample, Test Panel, Testing Data for Approval by Landscape Architect
LAWN	Instant Turf	Ground floor	01/L710	N/A	150mm min. topsoil C	Lawn Solutions or Approved Equivalent	Sample, Test Panel, Testing Data for Approval by Landscape Architect
ED01	Blockwork Wall	Roof Level	07/L700	Rendered. Refer Architect's documentation	Refer to drawings	N/A	Sample, Test Panel, Testing Data for Approval by Landscape Architect

Contractor to submit samples of all materials for review by Landscape Architect prior to use in the works. - If alternatives are proposed, submit proposed alternatives and include samples, available technical information, shop drawings, images, reasons for proposed substitutions and cost as appropriate to sufficiently communicate validity of alternative item. If necessary, provide an English translation. State if provision of proposed alternatives will necessitate alteration to other parts of the works and advise consequent costs. Approval may be given for any substitution but it is the prerogative of the Principal to accept an alternative item or not.

Contractor to submit Shop drawings for the elements as documentation in the Landscape detail drawings. - Requirements: submit Shop Drawings for approval 14 days prior to commencing fabrication, to a scale not smaller than 1:25 for review by the Landscape Architect and Engineer.

Contractor shall engage specialist rooftop and green wall specialist for the supply and install of all other above structure planters, plant types, soil and irrigation. Soil shall be approved by Specialist Contractor, light weight with appropriate organic matter for long term organics needs for long term health of plants.

Contractor shall engage a specialist for irrigation design and construction. Contractor to allow for irrigation to all planters as per surface plans, including control wires, solenoids, soil moisture monitor for each planter run, control panel, weather station. Design submission prior to construction, including proposed layout, materials, and all products to be submitted to Landscape Architect for approval for all levels. Water supply as per Engineers Drawings.

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL

Rev. Date : Revision Details : By :CHK

ST ALOYSIUS COLLEGE

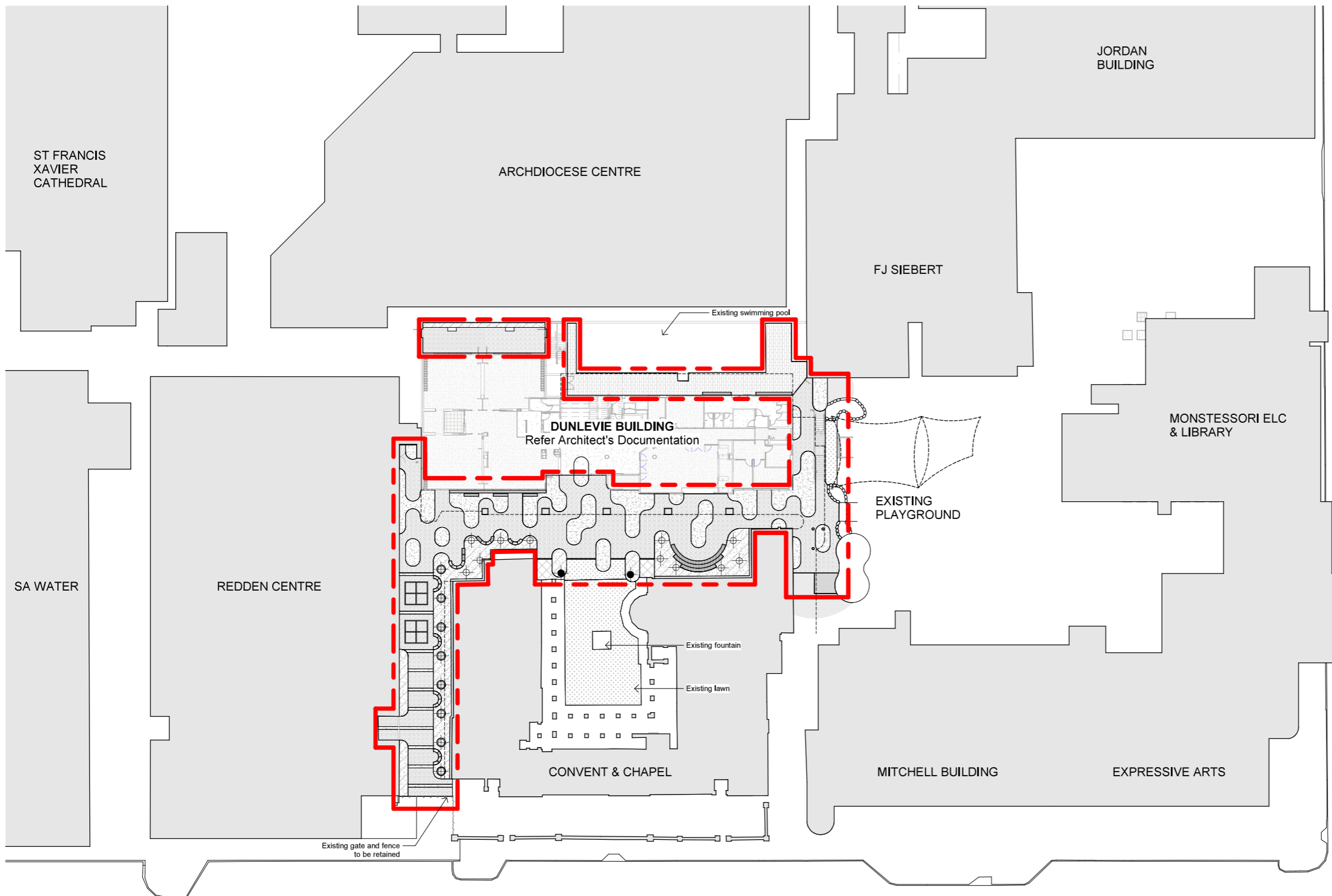
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T.C.L.
 TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE Sheet: SHEET 1 OF 1 Purpose: SCHEDULES	Date: 05.06.24	Rev. P3
	Scale: N/A	
	Drawing No. L002	



- LEGEND**
- Extent of Works
 - Existing Fence
 - Building Overhang
 - Proposed Tree
 - Existing Tree
 - PV01 In-Situ Coloured Concrete Paving
Exposed aggregate
Refer Detail 01/L700
 - PV02 In-Situ Coloured Concrete Paving
Exposed aggregate
Refer Detail 01/L700
 - PV03 Pavers on Pedestal
Refer Detail 02&03/L700
 - PV05 Granite Pavers
Refer Detail 05/L700
 - PV06 Brick Paving
Refer Detail 06/L700
 - GB01 Garden Bed In Ground
Refer detail 02/L710
 - Lawn
Refer detail 01/L710
 - FN01A Concrete Bench with Left Armrest
& Backrest
Refer Specification & L002
 - FN01B Concrete Bench with Right Armrest
& Backrest
Refer Specification & L002
 - FN01C Concrete Bench with Backrest
Refer Specification & L002
 - FN01D Curved Concrete Bench
Refer Specification & L002
 - FN02A Timber Bench, subsurface mounted
Refer Specification & L002
 - FN02B Timber Table, wall mounted
Refer Specification & L002
 - FN03 Timber Table, subsurface mounted
Refer Specification & L002
 - FN04 Timber Amphitheater,
subsurface mounted, Refer
Specification & detail 01&02/L722
 - FX01 Strip Drain
Refer Detail 01-04/L720
 - FX02 Raised Steel Planters
Refer Detail 05/L720

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	Chk

ST ALOYSIUS COLLEGE

File #: A2407

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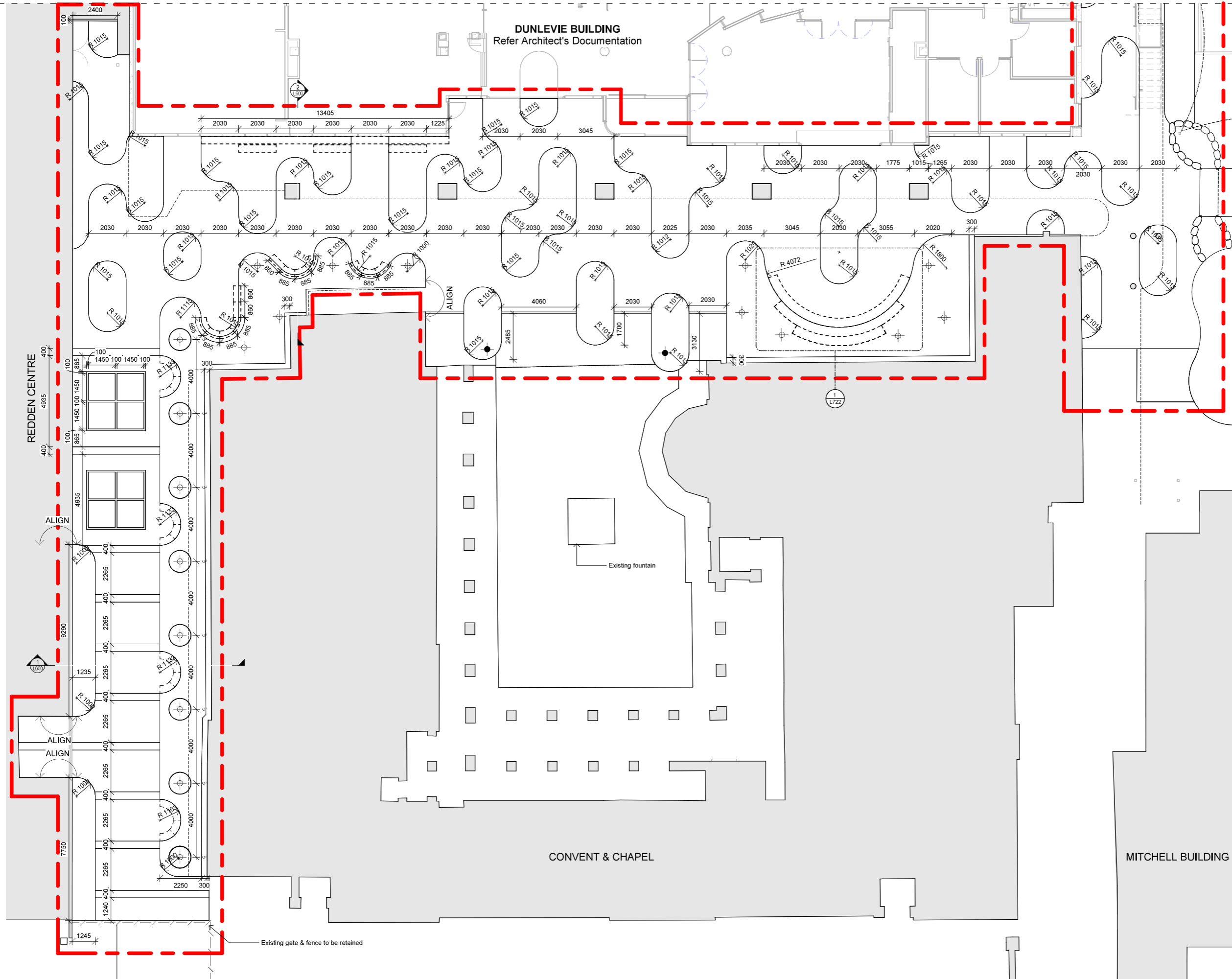
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE SHEET 1 OF 1 Purpose: OVERALL PLAN	Date: 05.06.24 Scale: As indicated @ A1 Rev. P3
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MATCHLINE, REFER 01/L201

DUNLEVIE BUILDING
Refer Architect's Documentation



- LEGEND**
- - - - - Extent of Works
 - - - - - Building Overhang
 - - - - - Existing Fence
 - ⊕ Proposed Tree
 - ⊙ Existing Tree

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	Chk

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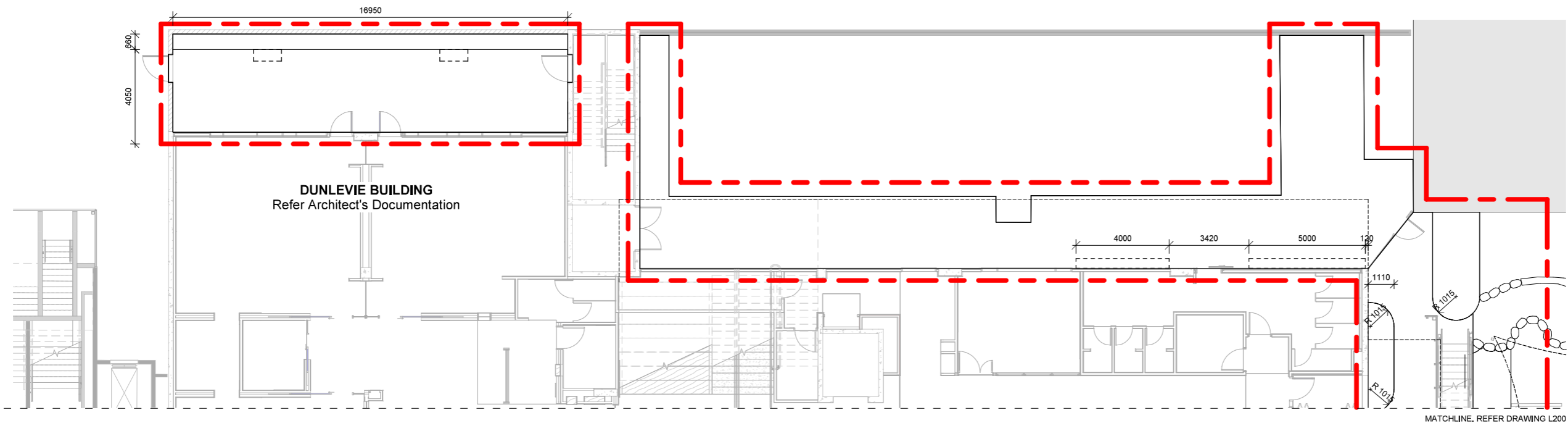
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T.C.L.
TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
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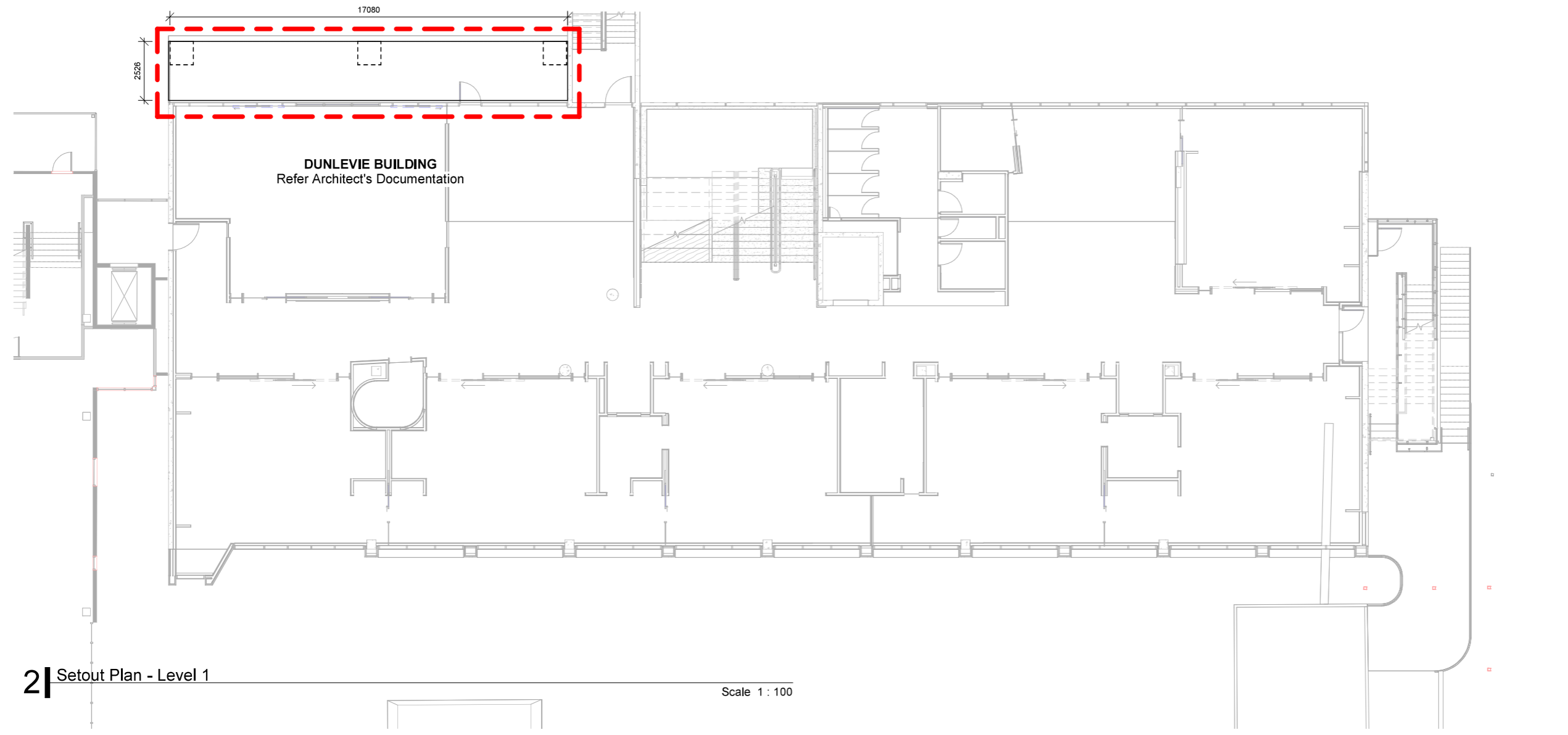
Drawing: LANDSCAPE ARCHITECTURE	Date: 05.06.24	
Sheet: SHEET 1 OF 3	Scale: 1 : 100@A1	
Purpose: SETOUT PLAN - GROUND FLOOR	Drawing No. L200	
	Rev. P3	



- LEGEND**
- - - - - Extent of Works
 - - - - - Building Overhang
 - ⊕ Proposed Tree
 - ⊙ Existing Tree

1 Setout Plan - Ground Floor Courtyard

Scale 1 : 100



2 Setout Plan - Level 1

Scale 1 : 100

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev. Date	Revision Details			By :CHK

ST ALOYSIUS COLLEGE

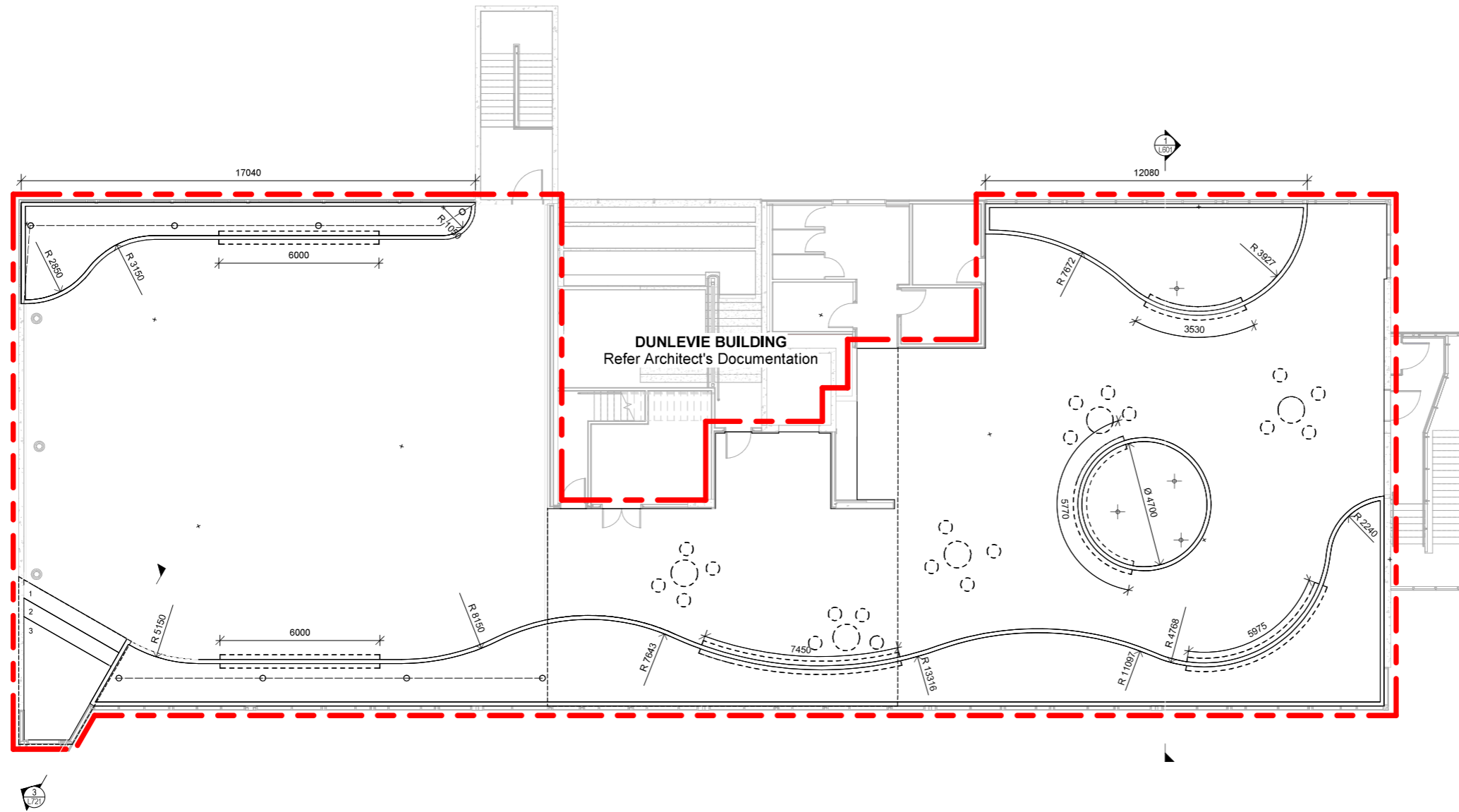
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TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE SHEET 2 OF 3 Purpose: SETOUT PLAN - GF & LEVEL 1	Date: 05.06.24 Scale: 1 : 100@A1	Rev. P3
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- LEGEND**
- Extent of Works
 - Building Overhang
 - ⊕ Proposed Tree
 - Existing Tree

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	Chk

ST ALOYSIUS COLLEGE

File # A2407

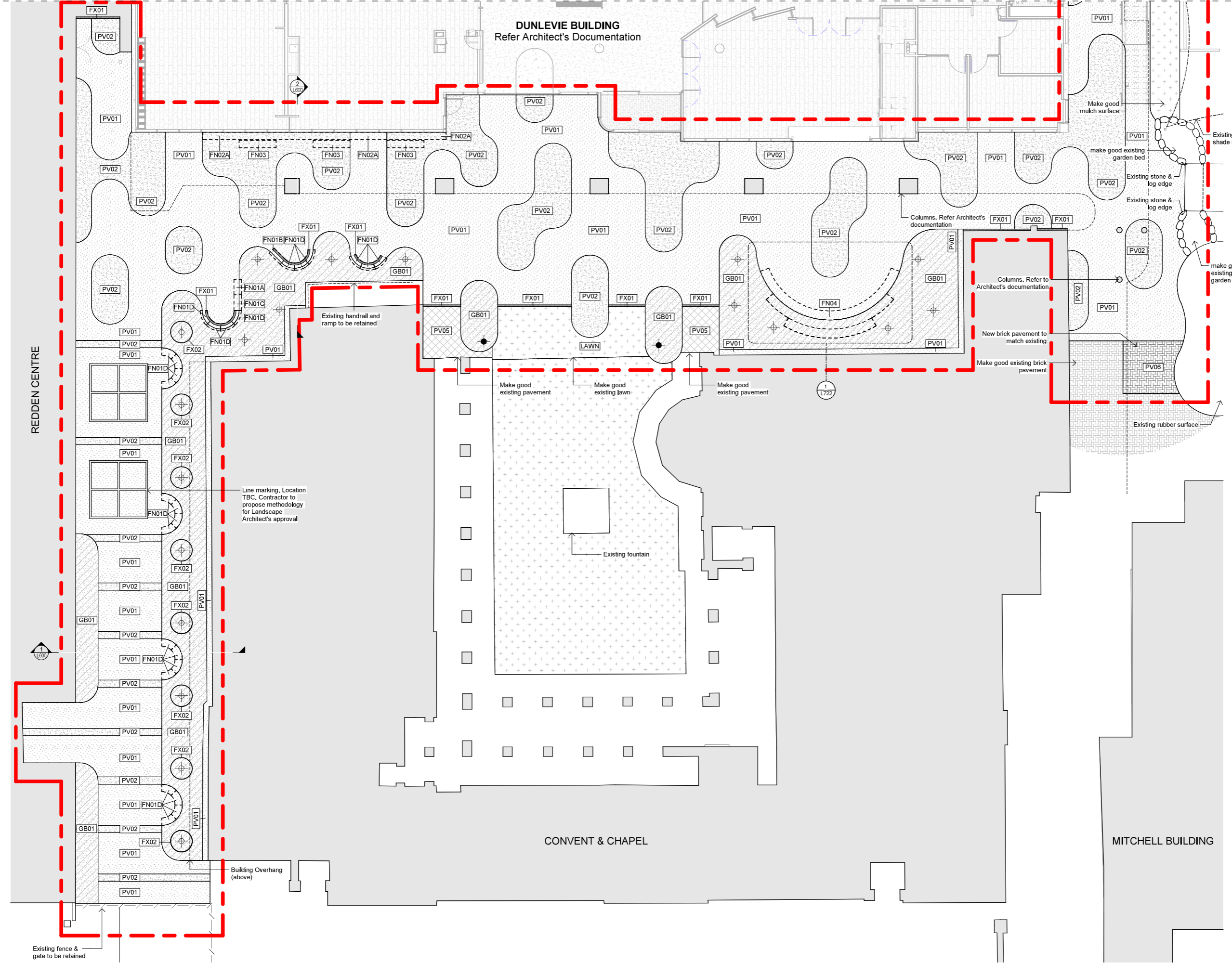
T.C.L.
TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE SHEET 3 OF 3 Purpose: SETOUT PLAN - ROOF GARDEN	Date: 05.06.24 Scale: 1 : 100@A1	Drawing No. L202 Rev. P3
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MATCHLINE, REFER 01/L301



- LEGEND**
- Extent of Works
 - Existing Fence
 - Building Overhang
 - Proposed Tree
 - Existing Tree
 - PV01 In-Situ Coloured Concrete Paving Exposed aggregate Refer Detail 01/L700
 - PV02 In-Situ Coloured Concrete Paving Exposed aggregate Refer Detail 01/L700
 - PV03 Pavers on Pedestal Refer Detail 02&03/L700
 - PV05 Granite Pavers Refer Detail 05/L700
 - PV06 Brick Paving Refer Detail 06/L700
 - GB01 Garden Bed In Ground Refer detail 02/L710
 - Lawn Refer detail 01/L710
 - FN01A Concrete Bench with Left Armrest & Backrest Refer Specification & L002
 - FN01B Concrete Bench with Right Armrest & Backrest Refer Specification & L002
 - FN01C Concrete Bench with Backrest Refer Specification & L002
 - FN01D Curved Concrete Bench Refer Specification & L002
 - FN02A Timber Bench, subsurface mounted Refer Specification & L002
 - FN02B Timber Table, wall mounted Refer Specification & L002
 - FN03 Timber Table, subsurface mounted Refer Specification & L002
 - FN04 Timber Amphitheater, subsurface mounted, Refer Specification & detail 01&02/L722
 - FX01 Strip Drain Refer Detail 01-04/L720
 - FX02 Raised Steel Planters Refer Detail 05/L720

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	Chk

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File #: A2407

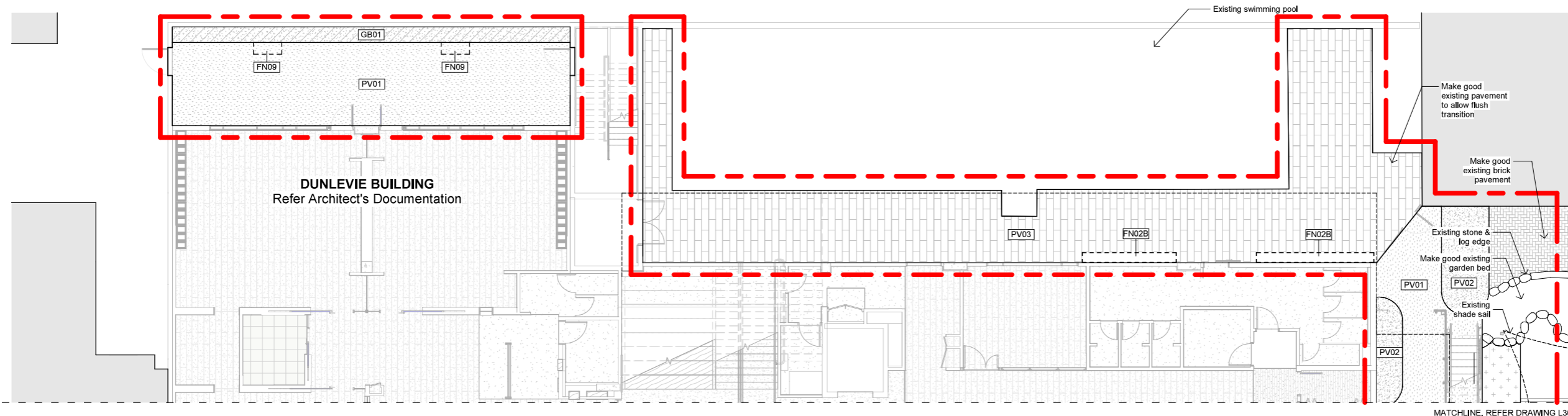
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TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status: **NOT FOR CONSTRUCTION**

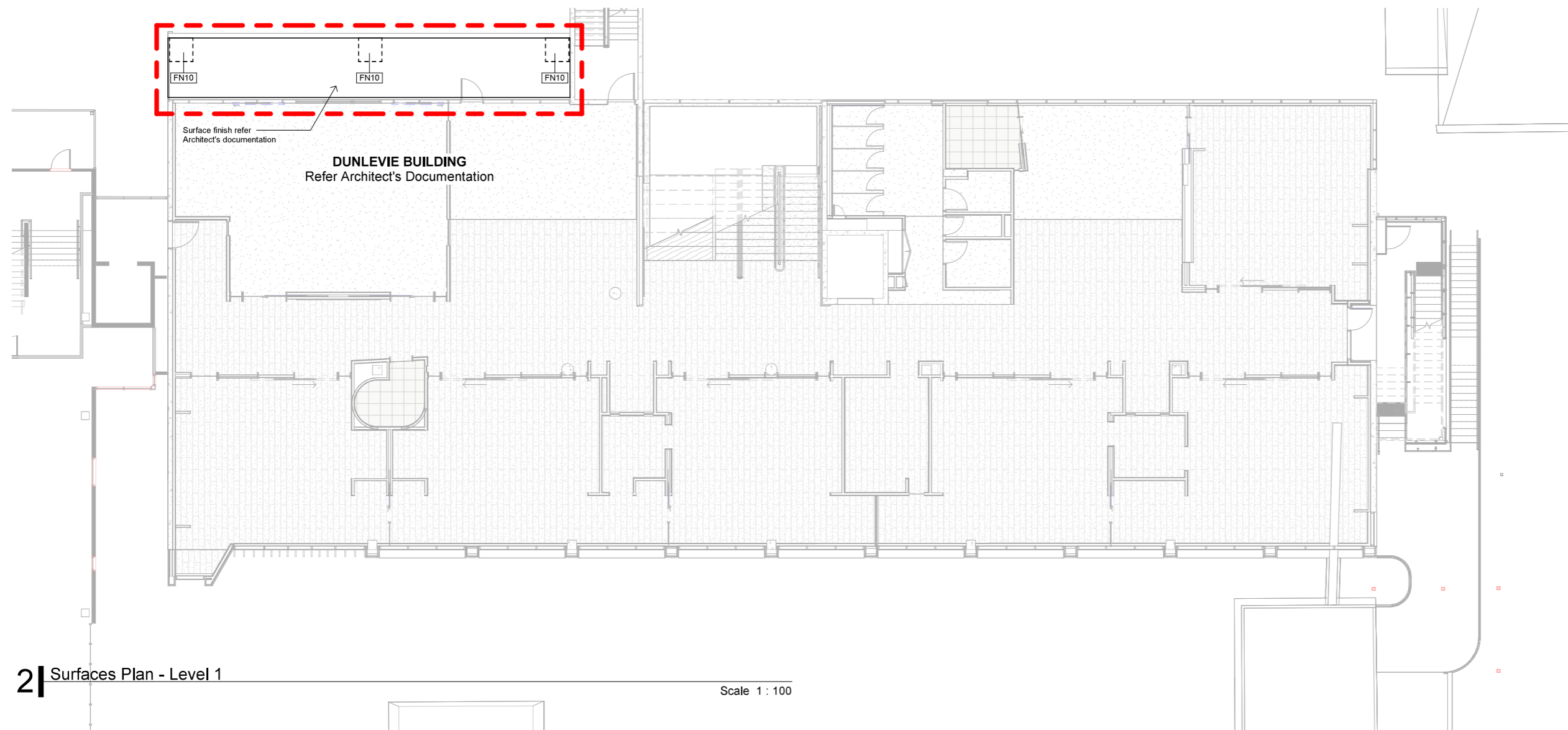
Drawing: LANDSCAPE ARCHITECTURE	Date: 05.06.24	
Sheet: SHEET 1 OF 3	Scale: 1 : 100@A1	
Purpose: SURFACES PLAN - GROUND FLOOR	Drawing No. L300	Rev. P3



- LEGEND**
- Extent of Works
 - Building Overhang
 - PV01 In-Situ Coloured Concrete Paving Exposed aggregate Refer Detail 01/L700
 - PV02 In-Situ Coloured Concrete Paving Exposed aggregate Refer Detail 01/L700
 - PV03 Pavers on Pedestal Refer Detail 02&03/L700
 - GB01 Garden Bed In Ground Refer detail 02/L710
 - FN09 Mud Kitchen Refer specification & L002
 - FN10 Vegepod Refer specification & L002

1 Surfaces Plan - Ground Floor Courtyard

Scale 1 : 100



2 Surfaces Plan - Level 1

Scale 1 : 100

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev. Date		Revision Details	By	CHK

ST ALOYSIUS COLLEGE

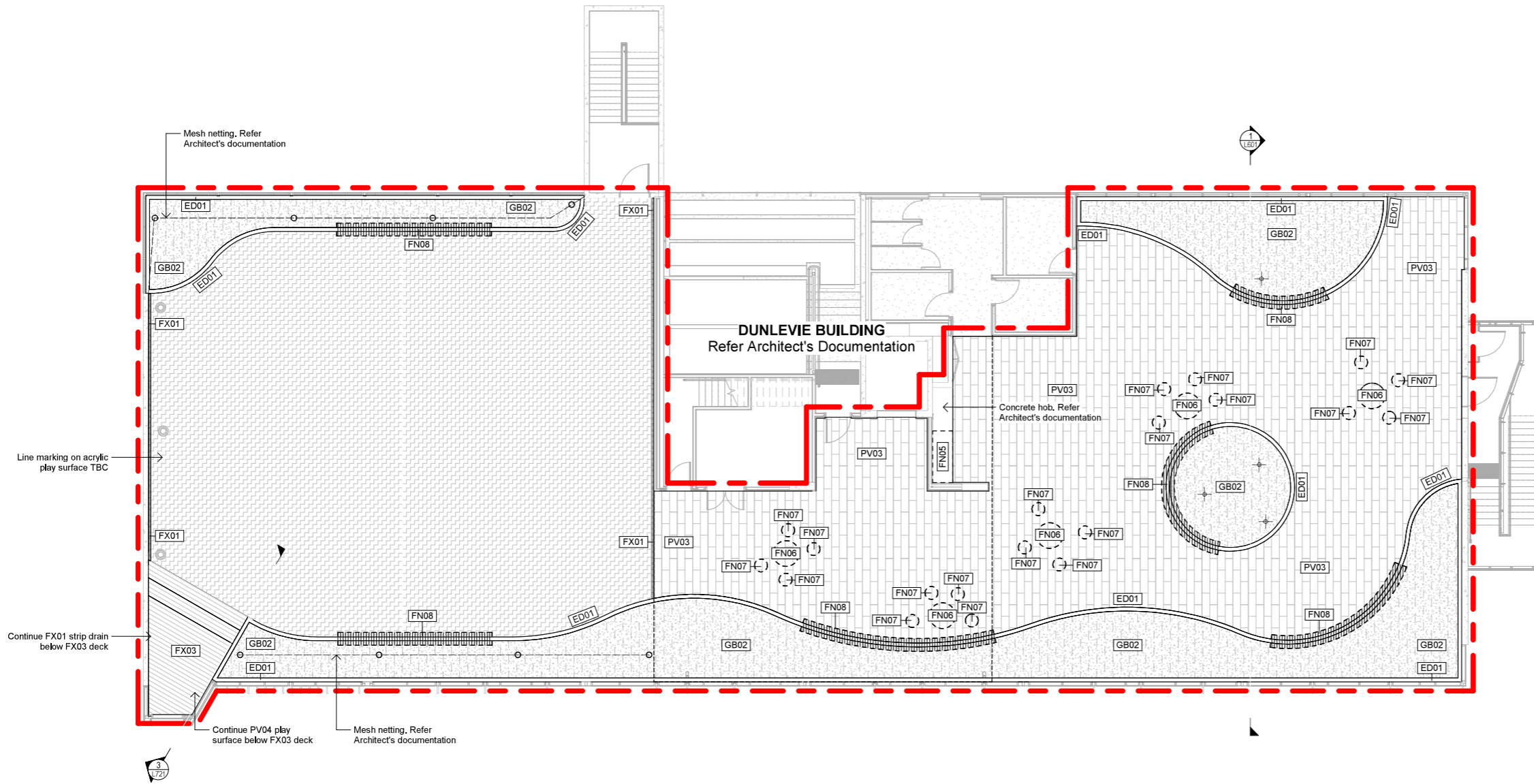
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TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE SHEET 2 OF 3 Purpose: SURFACES PLAN - GF & LEVEL 1	Date: 05.06.24 Scale: 1 : 100@A1	Drawing No. L301 Rev. P3
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LEGEND

	Extent of Works
	Building Overhang
	Proposed Tree
	PV03 Pavers on Pedestal Refer Detail 02&03/L700
	PV04 Play Surface Refer Detail 04/L700
	GB02 Raised Garden Bed Refer detail 03/L710
	FN08 Timber Bench atop Blockwork Wall
	FN05 Kitchen Bench Refer Specification & L002
	FN06 Loose Table Refer Specification & L002
	FN07 Loose Chair Refer Specification & L002
	ED01 Blockwork Wall Refer detail 03/L720 & Architect's documentation
	FX01 Strip Drain Refer Detail 03/L720
	FX03 Timber Deck Refer Detail L721

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	Chk

ST ALOYSIUS COLLEGE

File #: A2407

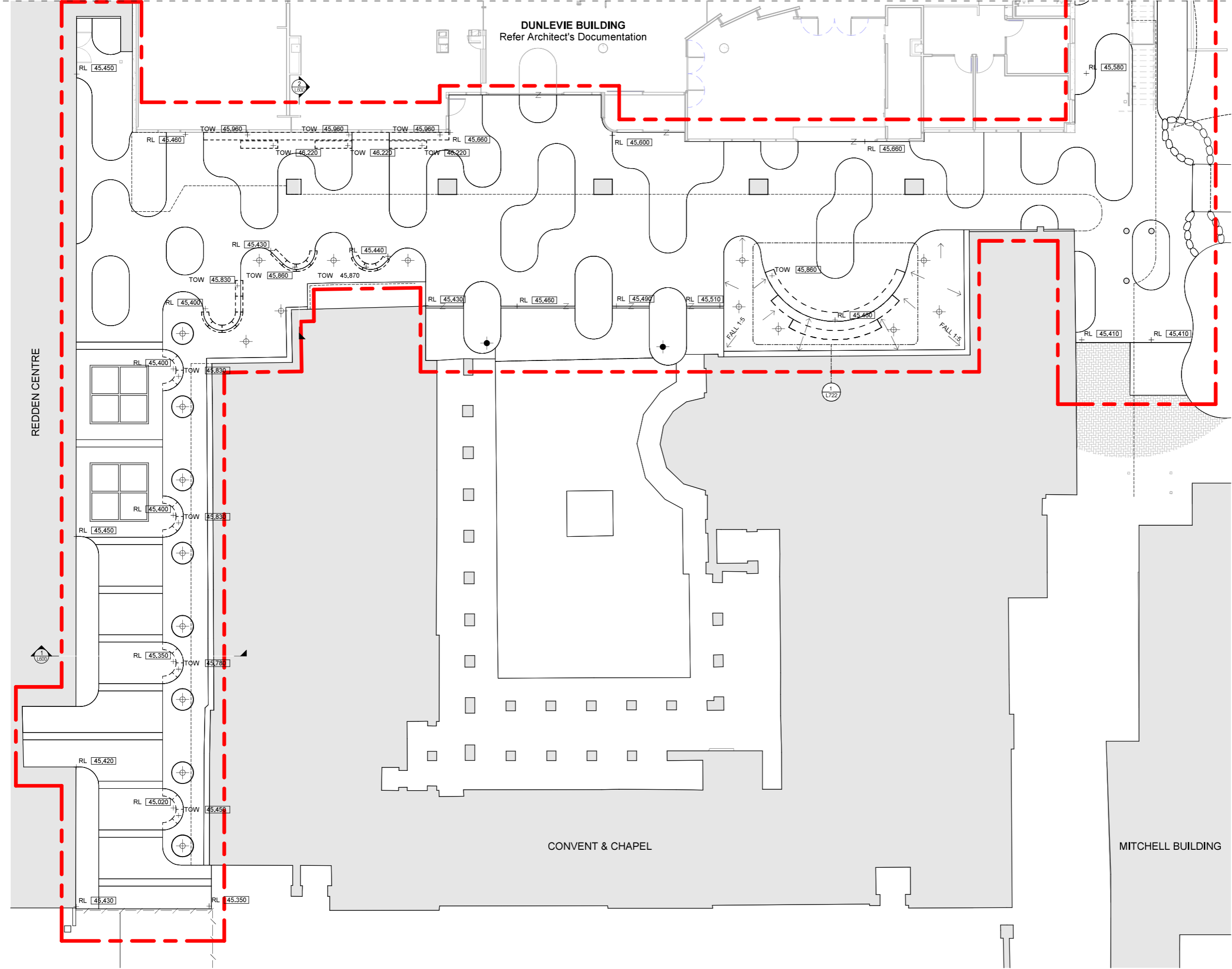
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TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE Sheet: SHEET 3 OF 3 Purpose: SURFACES PLAN - ROOF GARDEN	Date: 05.06.24 Scale: 1 : 100@A1	 Drawing No. L302 Rev. P3
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MATCHLINE, REFER 01/L401



- LEGEND**
- - - Extent of Works
 - - - Bulking Overhang
 - ⊕ Proposed Tree
 - RL Proposed Level
 - + TOW Proposed Top of Wall Level
 - + EX Existing Level
 - ≡ Flush

Note:
Grading plans to be read in conjunction with civil drawings.

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	Chk

ST ALOYSIUS COLLEGE

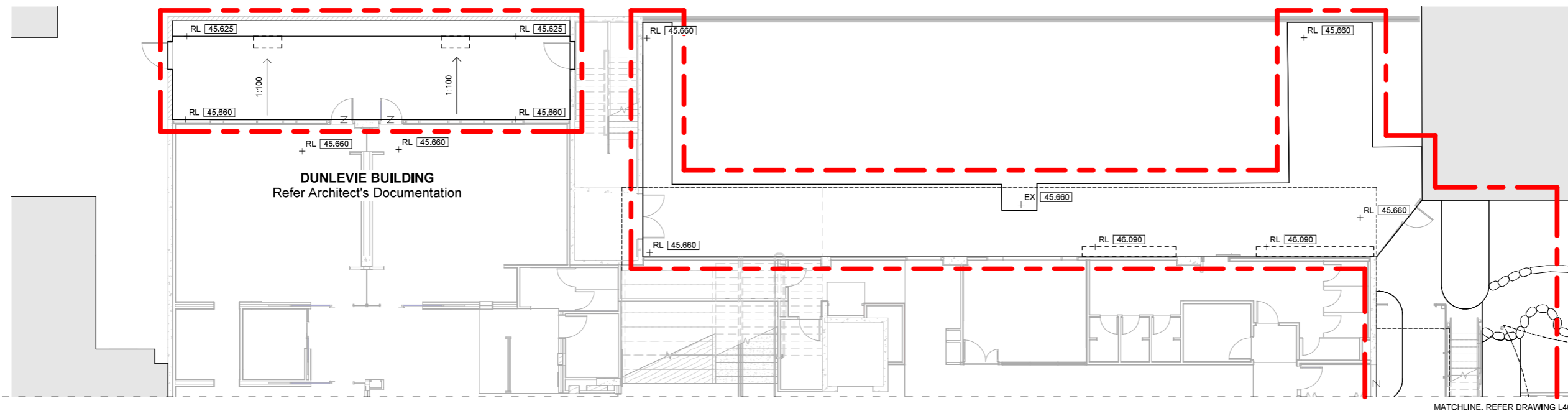
File # A2407

T.C.L.
TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE SHEET 1 OF 3 Purpose: GRADING PLAN - GROUND FLOOR	Date: 05.06.24 Scale: 1 : 100@A1 Drawing No. L400	Rev. P3
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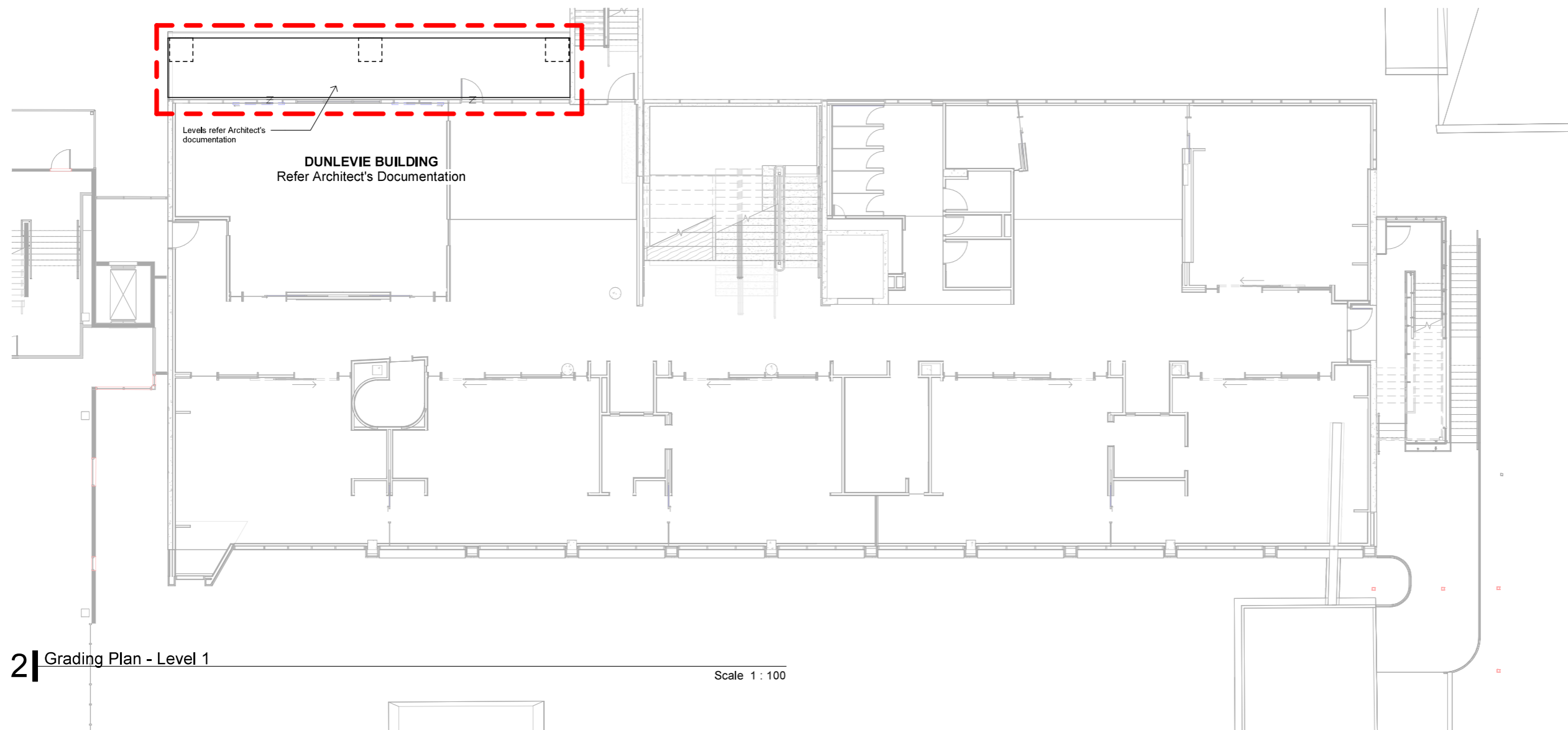


1 | Grading Plan - Ground Floor Courtyard

Scale 1 : 100

- LEGEND**
- - - - - Extent of Works
 - - - - - Bulking Overhang
 - ⊕ Proposed Tree
 - RL [] Proposed Level
 - + TOW [] Proposed Top of Wall Level
 - + EX [] Existing Level
 - ≡ Flush

Note:
Grading plans to be read in conjunction with civil drawings.



2 | Grading Plan - Level 1

Scale 1 : 100

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev. Date	Revision Details			By :Chk

ST ALOYSIUS COLLEGE

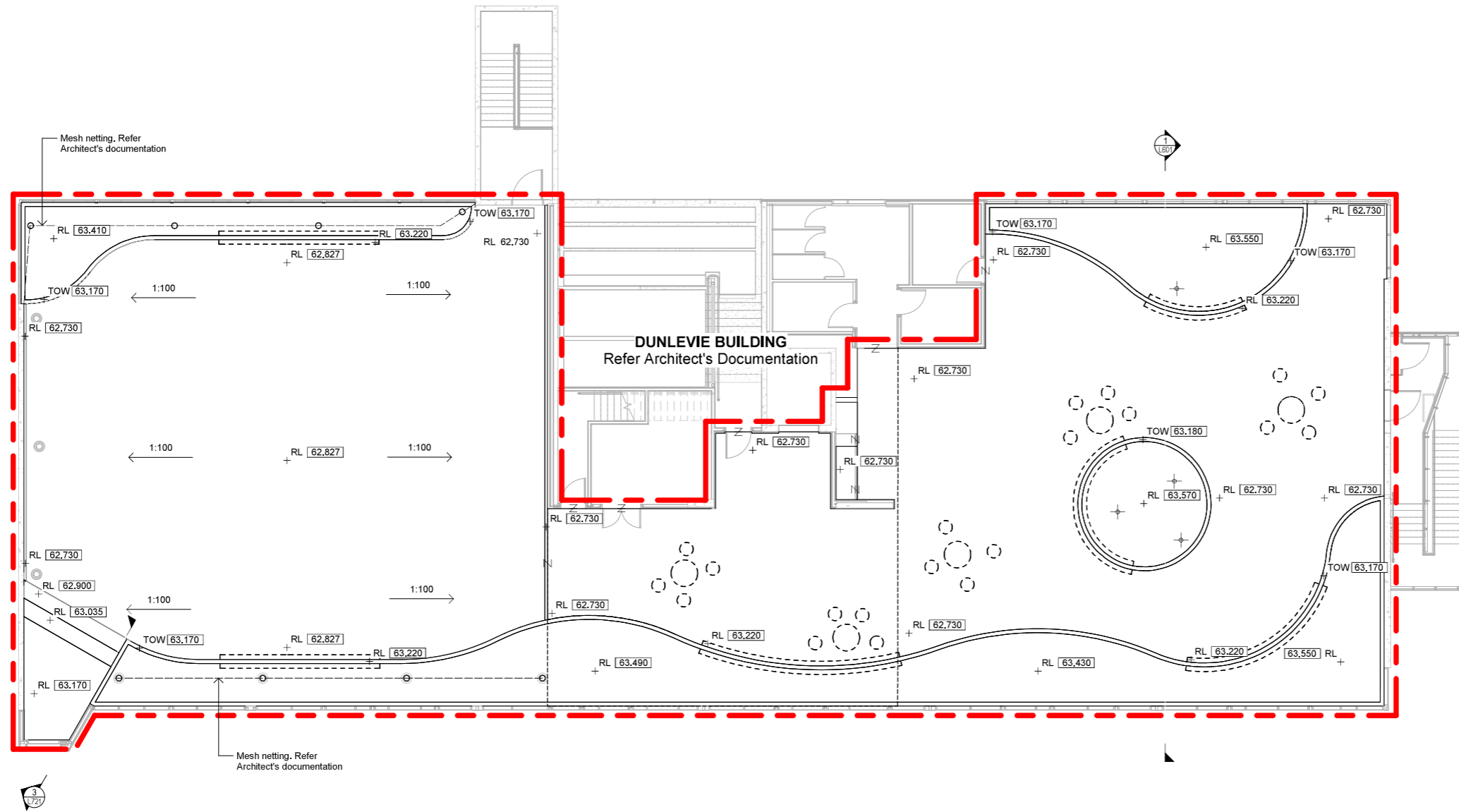
File #: A2407

T.C.L.
TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE SHEET 2 OF 3 Purpose: GRADING PLAN - GF & LEVEL 1	Date: 05.06.24 Scale: 1 : 100@A1	Rev. P3
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- LEGEND**
- Extent of Works
 - - - - - Bulking Overhang
 - ⊕ Proposed Tree
 - RL [] Proposed Level
 - + TOW [] Proposed Top of Wall Level
 - + EX [] Existing Level
 - ≡ Flush

Note:
Grading plans to be read in conjunction with civil drawings.

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	CHK

ST ALOYSIUS COLLEGE

File # A2407

T.C.L.
TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE SHEET 3 OF 3 Purpose: GRADING PLAN - ROOF GARDEN	Date: 05.06.24 Scale: 1 : 100@A1 Drawing No. L402	Rev. P3
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
MATCHLINE, REFER 01/L501

DUNLEVIE BUILDING
Refer Architect's Documentation

CONVENT & CHAPEL

MITCHELL BUILDING

REDDEN CENTRE

- LEGEND**
-  Extent of Works
 -  Proposed Tree
 -  Existing Tree
 -  Existing Fence
 -  GB01 Garden bed in ground with hardy waterwise planting Refer detail 02/L710
 -  Lawn Refer detail 01/L710

Note:
Contractor to provide irrigation drawings for superintendent approval.

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	Chk

ST ALOYSIUS COLLEGE

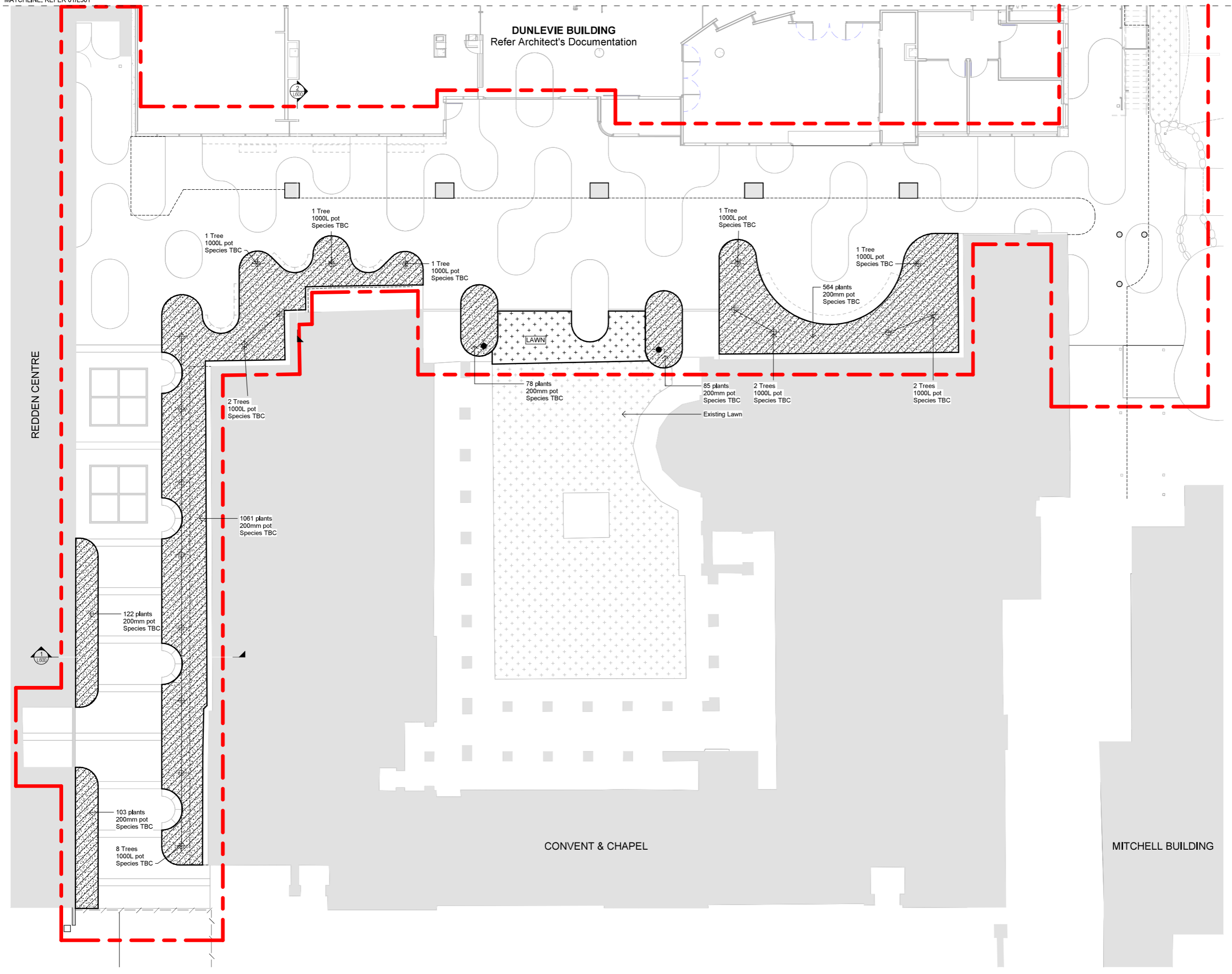
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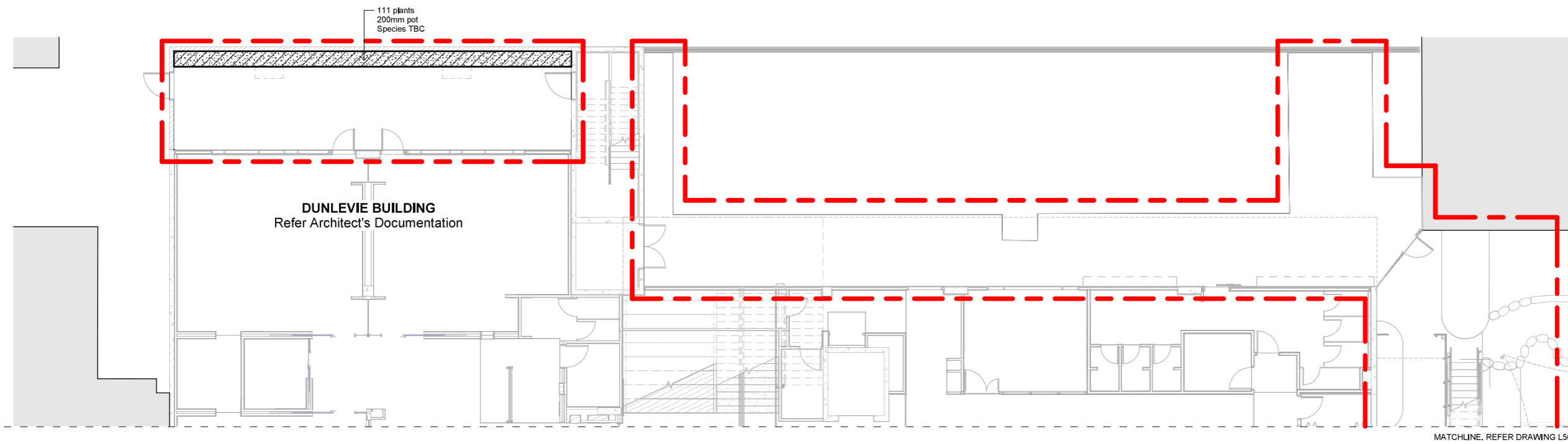
T.C.L.
TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE SHEET 1 OF 3 Purpose: PLANTING PLAN - GROUND FLOOR	Date: 05.06.24 Scale: 1 : 100@A1 Drawing No. L500	Rev. P3
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LEGEND

— Extent of Works

⊕ Proposed Tree

Note:
Contractor to provide irrigation drawings for superintendent approval.

1 | Planting Plan - Ground Floor Courtyard

Scale 1 : 100

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev. Date	Revision Details			By :Chk

ST ALOYSIUS COLLEGE

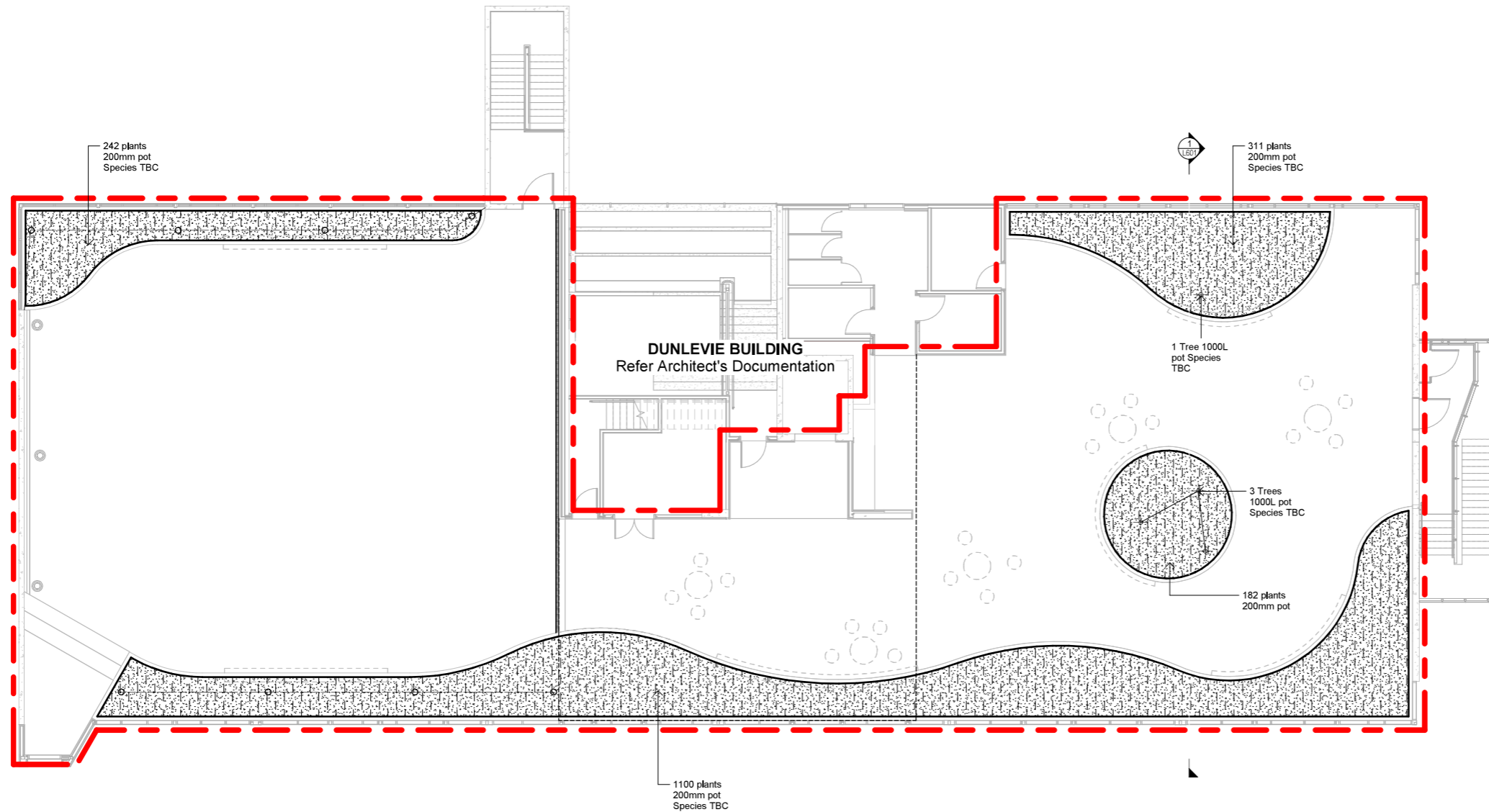
File # A2407

T.C.L.
TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE Sheet: SHEET 2 OF 3 Purpose: PLANTING PLAN - GF & LEVEL 1	Date: 05.06.24 Scale: 1 : 100@A1 Drawing No. L501	Rev. P3
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LEGEND

- - - Extent of Works
- Proposed Tree

Note:
Contractor to provide irrigation drawings for superintendent approval.

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	CHK

ST ALOYSIUS COLLEGE

File # A2407

T.C.L.
TAYLOR, CULLITY, LETHLEAN

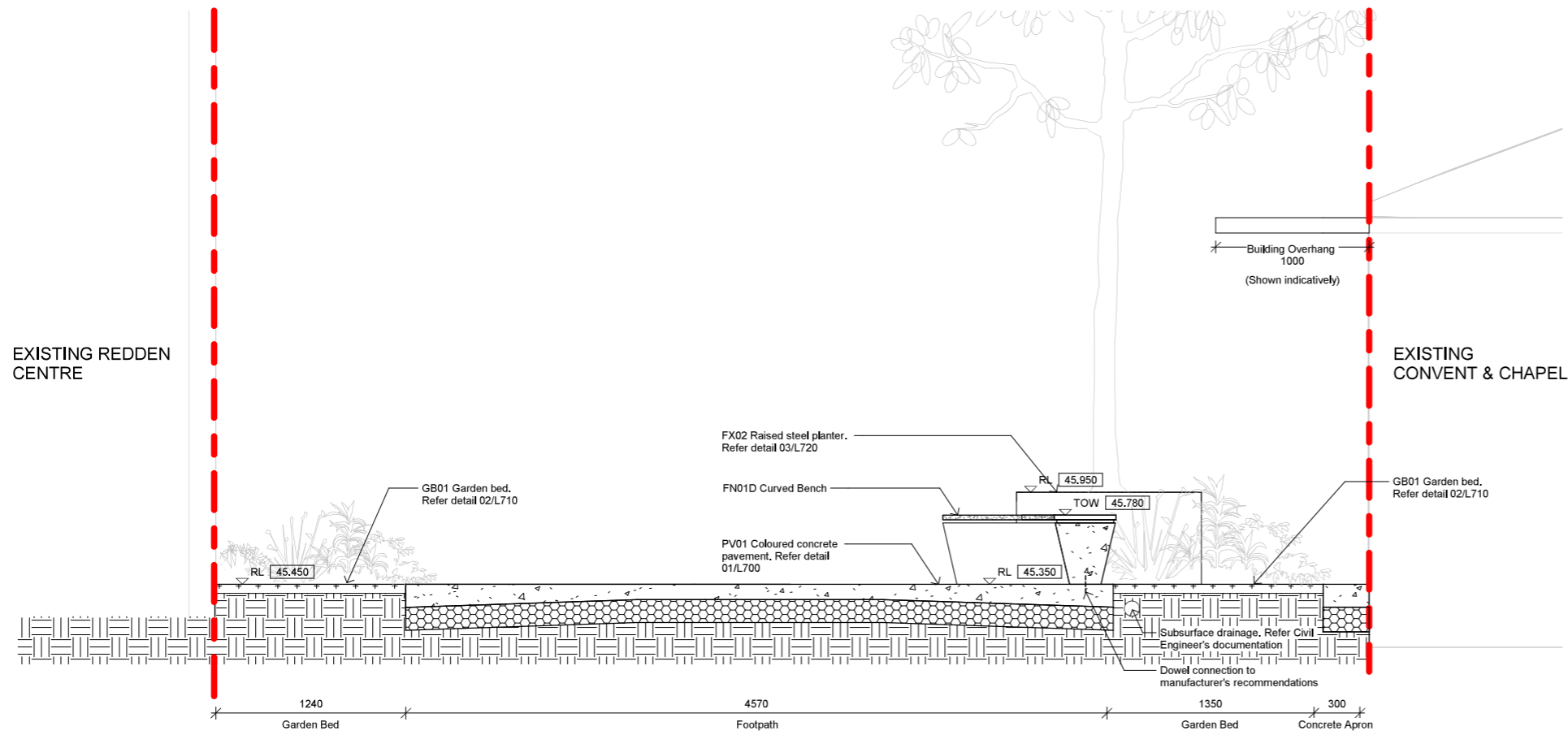
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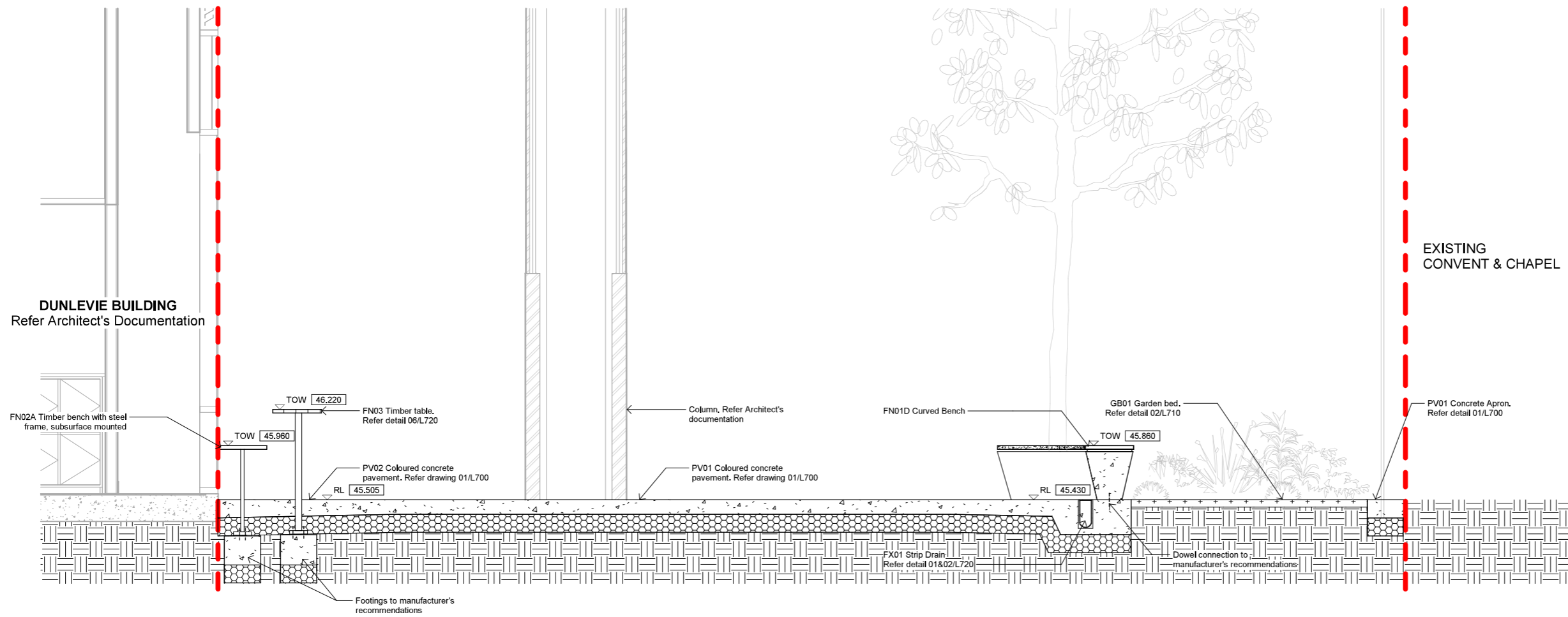
Drawing:
LANDSCAPE
ARCHITECTURE
Sheet:
SHEET 3 OF 3
Purpose:
PLANTING PLAN -
ROOF GARDEN

Date:
05.06.24
Scale:
1 : 100@A1
Drawing No.
L502
Rev.
P3





1 REDDEN LANE
Section Scale 1 : 20



2 DUNLEVIE COURTYARD
Section Scale 1 : 20

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	CHK

ST ALOYSIUS COLLEGE

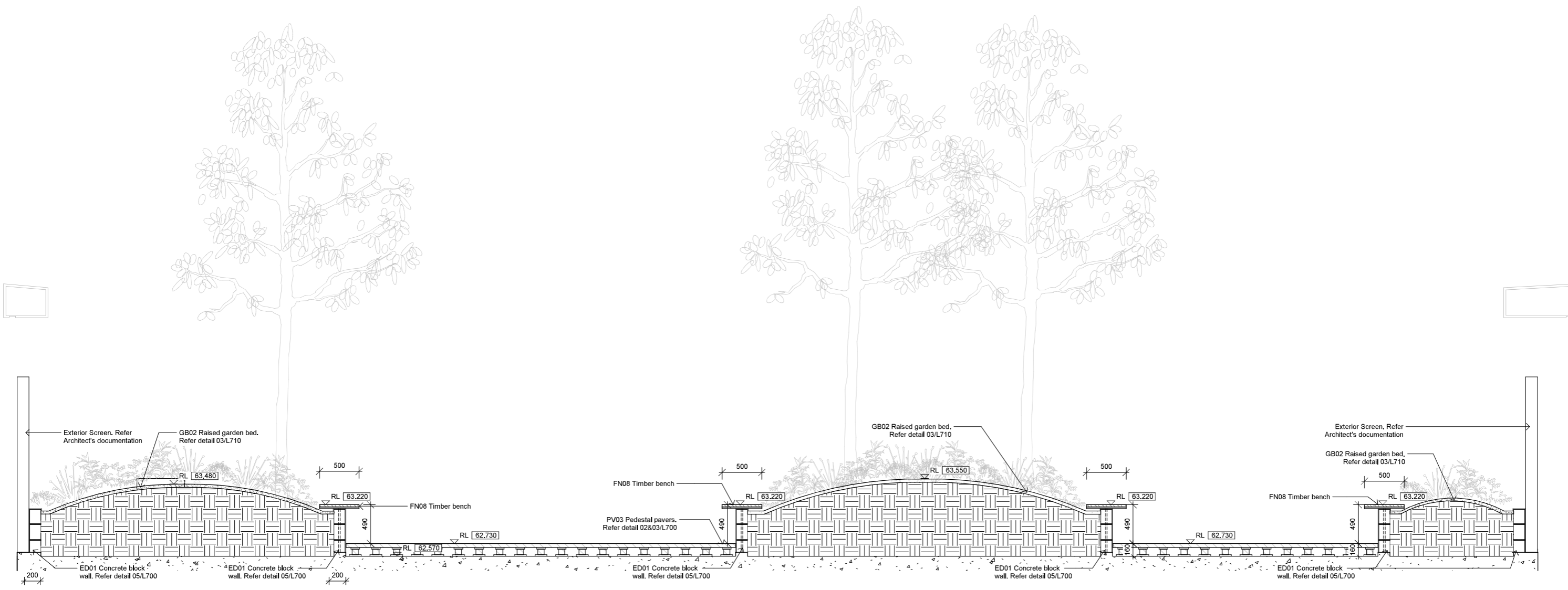
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T.C.L.
TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE SHEET 1 OF 1 Purpose: SECTIONS - GROUND FLOOR	Date: 05.06.24 Scale: 1 : 20@A1 Drawing No. L600	Rev. P3
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1 ROOF GARDEN
Section

Scale 1 : 25

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	Chk

ST ALOYSIUS COLLEGE

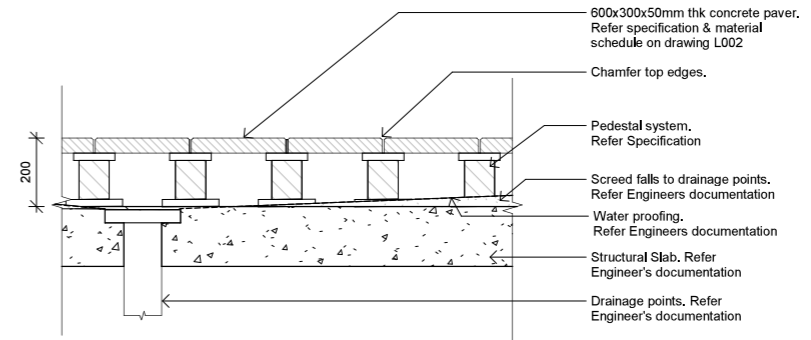
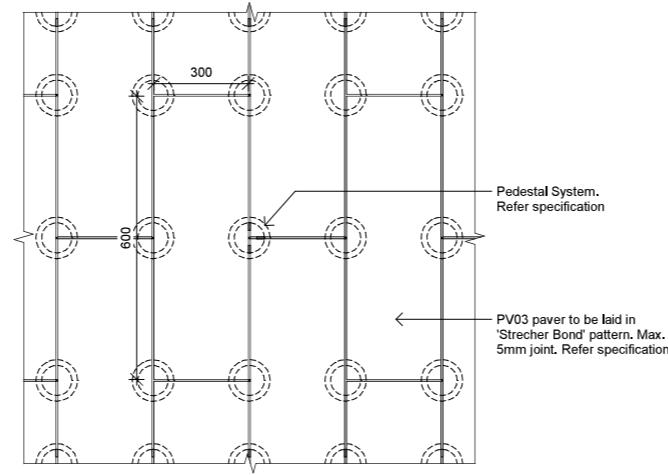
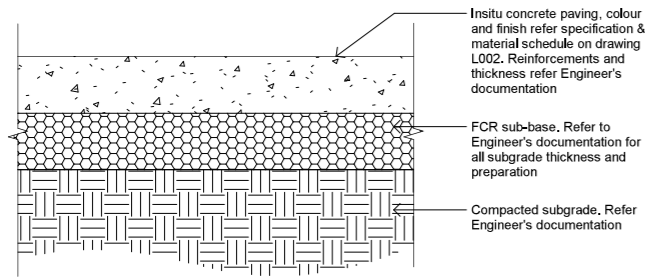
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T.C.L
TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
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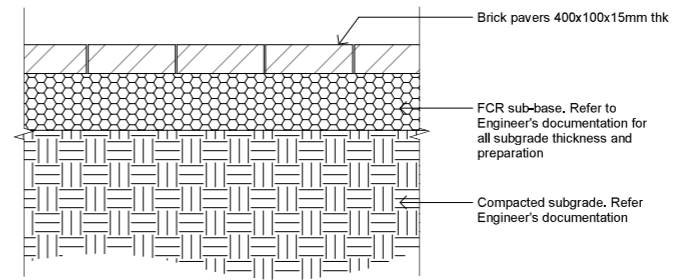
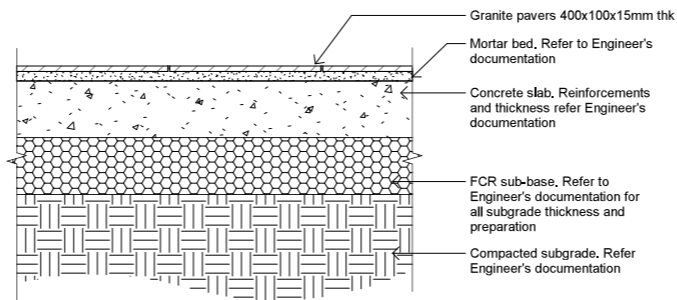
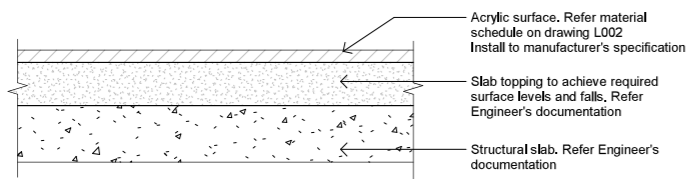
Drawing: LANDSCAPE ARCHITECTURE Sheet: SHEET 1 OF 1 Purpose: SECTIONS - ROOF GARDEN	Date: 05.06.24 Scale: 1 : 25@A1	Rev. P3
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1 PV01 & PV02 CONCRETE PAVING
Section Scale 1 : 10

2 PV03 PEDESTAL PAVERS
Plan Scale 1 : 10

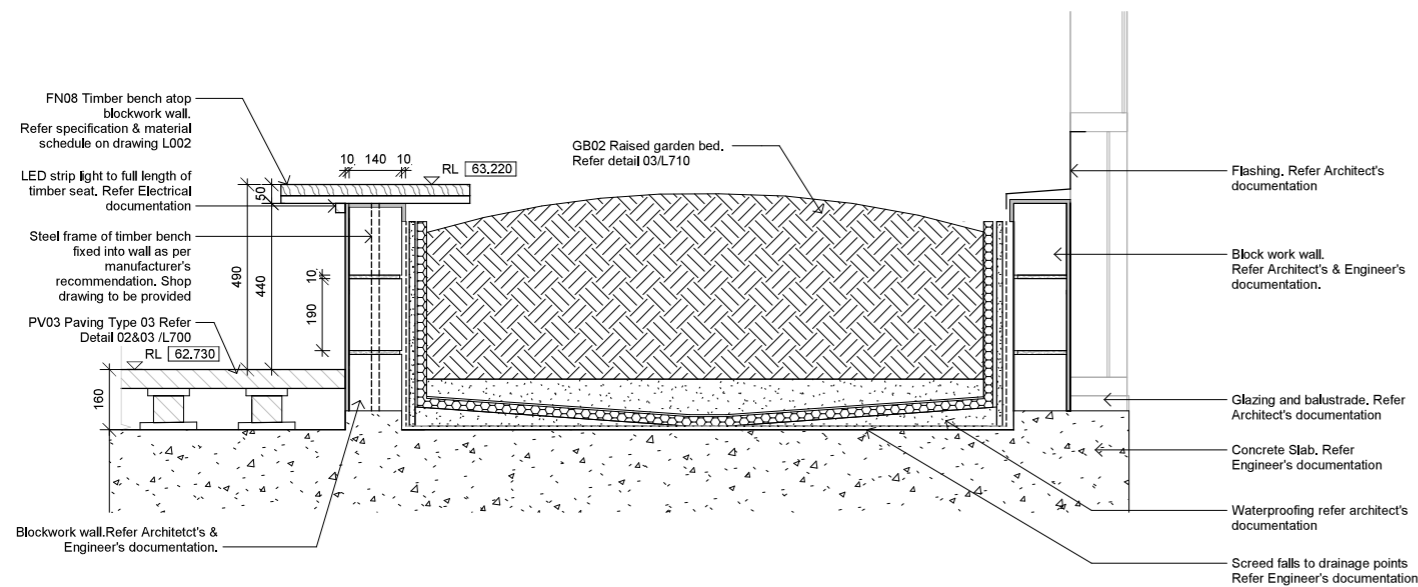
3 PV03 PEDESTAL PAVERS.
Section Scale 1 : 10



4 PV04 Play Surface
Section Scale 1 : 10

5 PV05 Granite Pavers
Section Scale 1 : 10

6 PV06 Brick Paving
Section Scale 1 : 10



7 ED01 BLOCK WORK WALL
Section Scale 1 : 10

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev. Date	Revision Details			By :CHK

ST ALOYSIUS COLLEGE

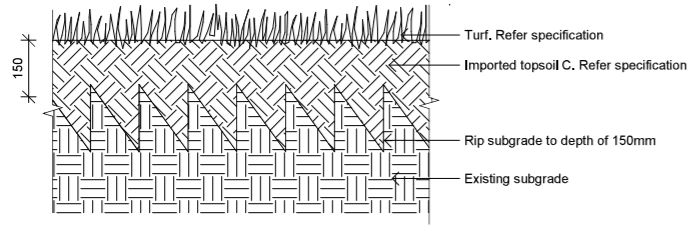
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T.C.L.
TAYLOR, CULLITY, LETHLEAN

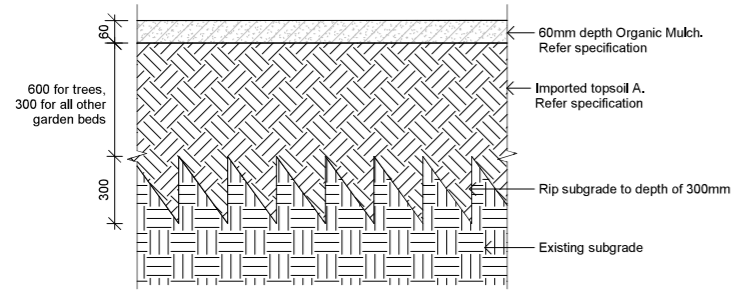
Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
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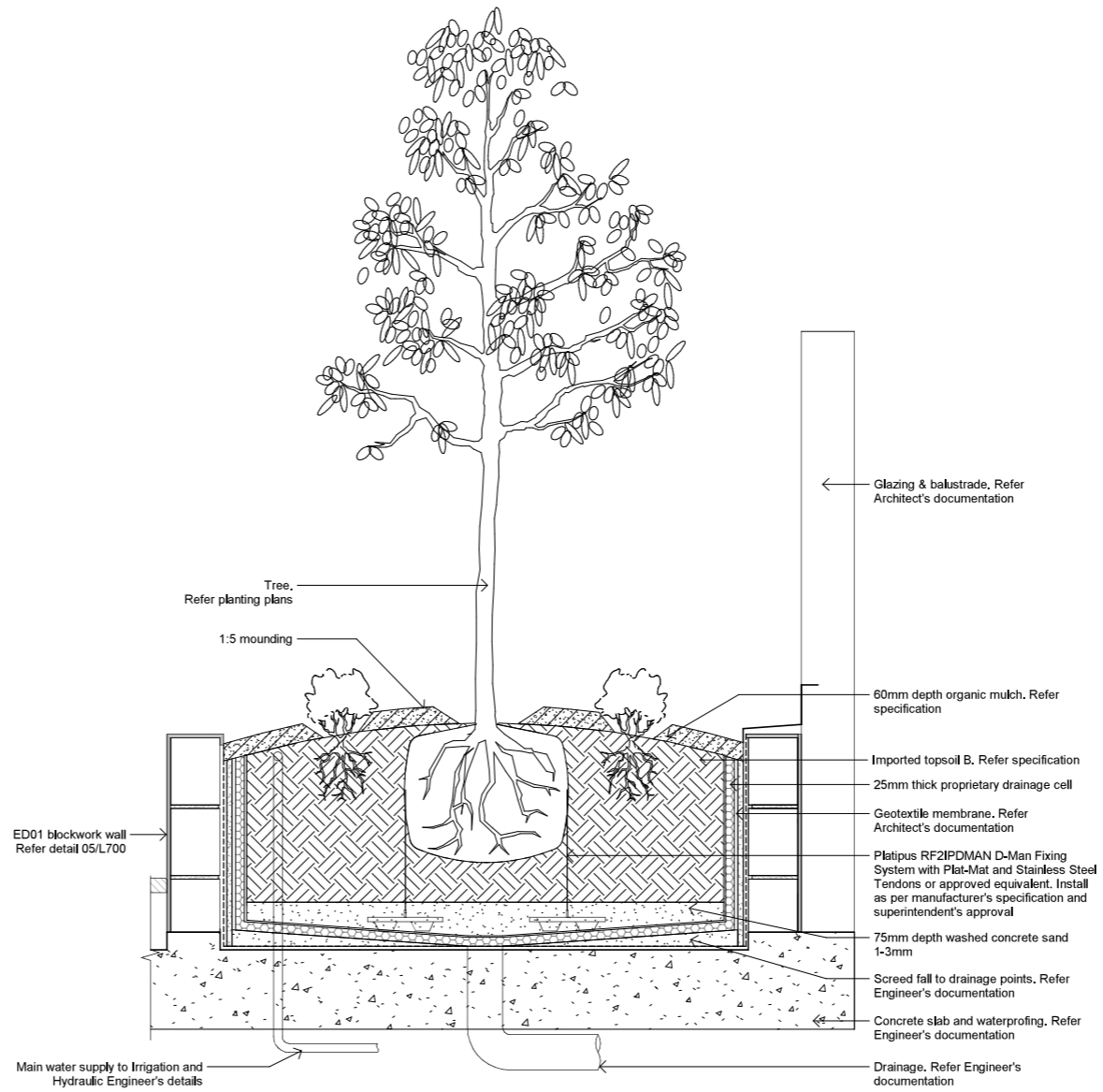
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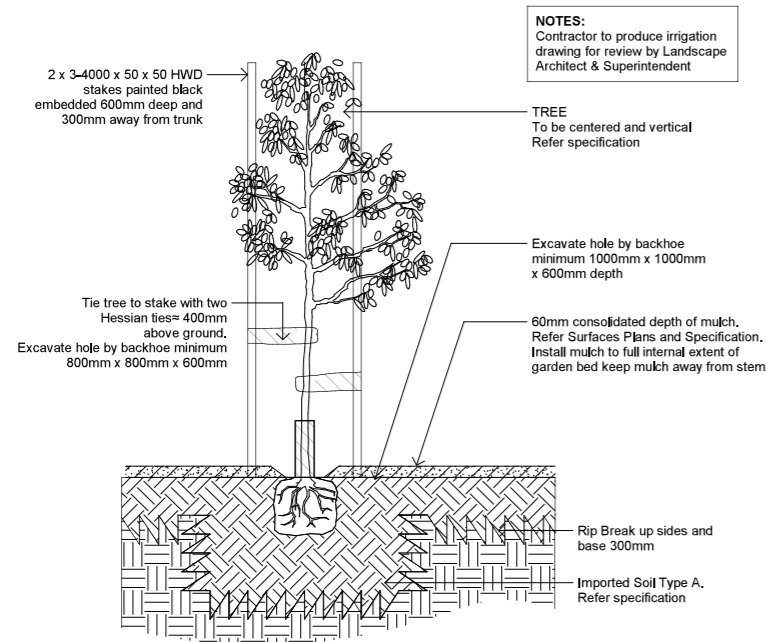
1 | LAWN
Section Scale 1 : 10



2 | GB01 GARDEN BED IN GROUND
Section Scale 1 : 10

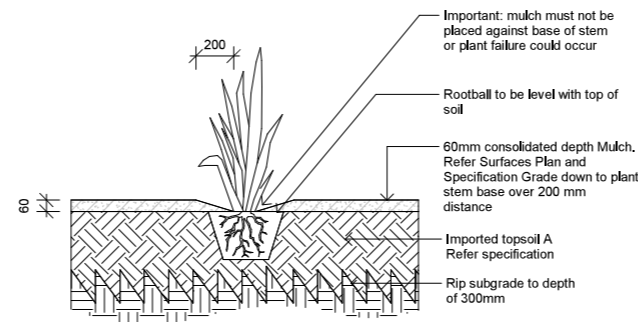


3 | GB02 RAISED GARDEN BED
Section Scale 1 : 10



NOTES:
Contractor to produce irrigation drawing for review by Landscape Architect & Superintendent

4 | TREE PLANTING
Section Scale 1 : 20



5 | SHRUB/GROUNDCOVER PLANTING
Section Scale 1 : 20

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	CHK

ST ALOYSIUS COLLEGE

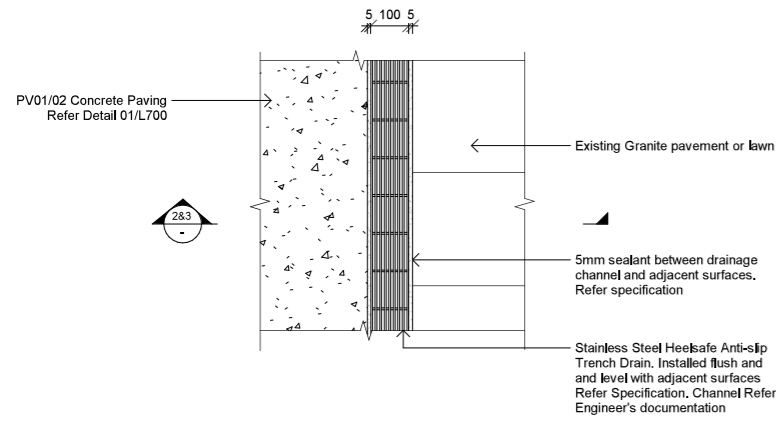
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T.C.L.
TAYLOR, CULLITY, LETHLEAN

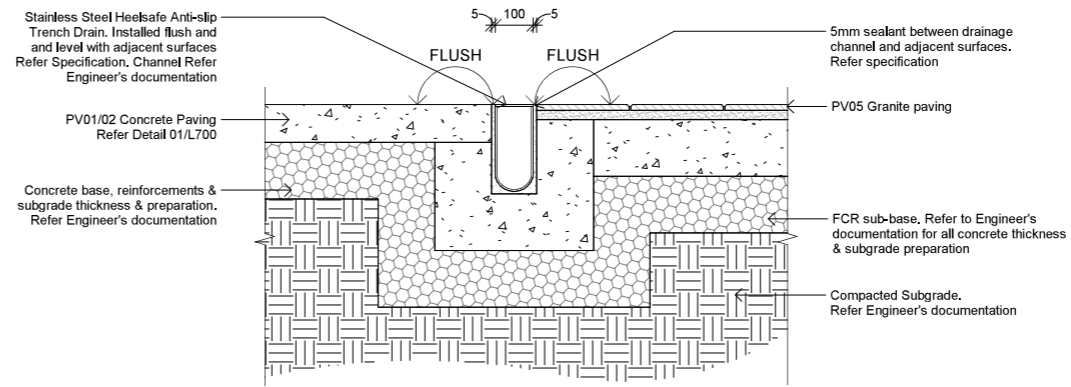
Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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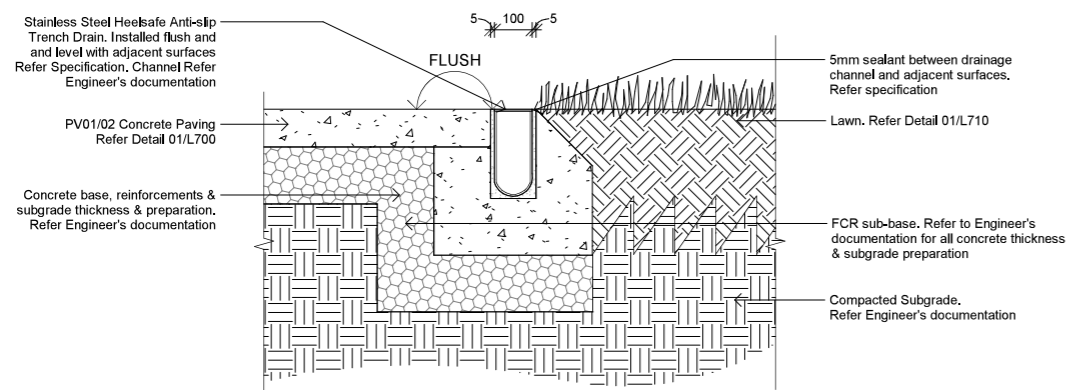
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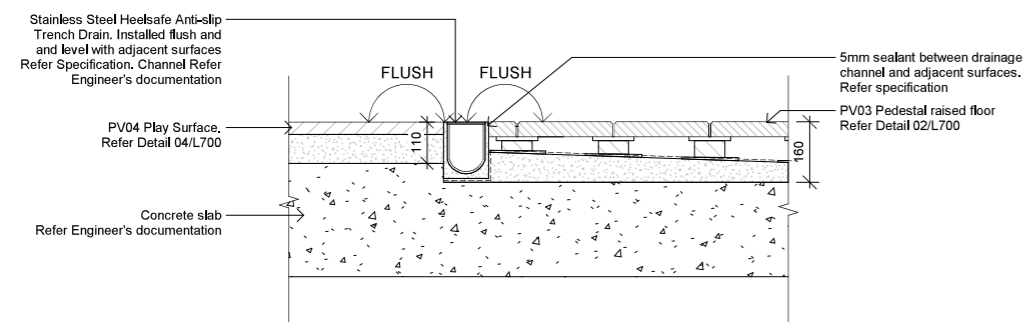
1 FX01 STRIP DRAIN
Plan Scale 1 : 10



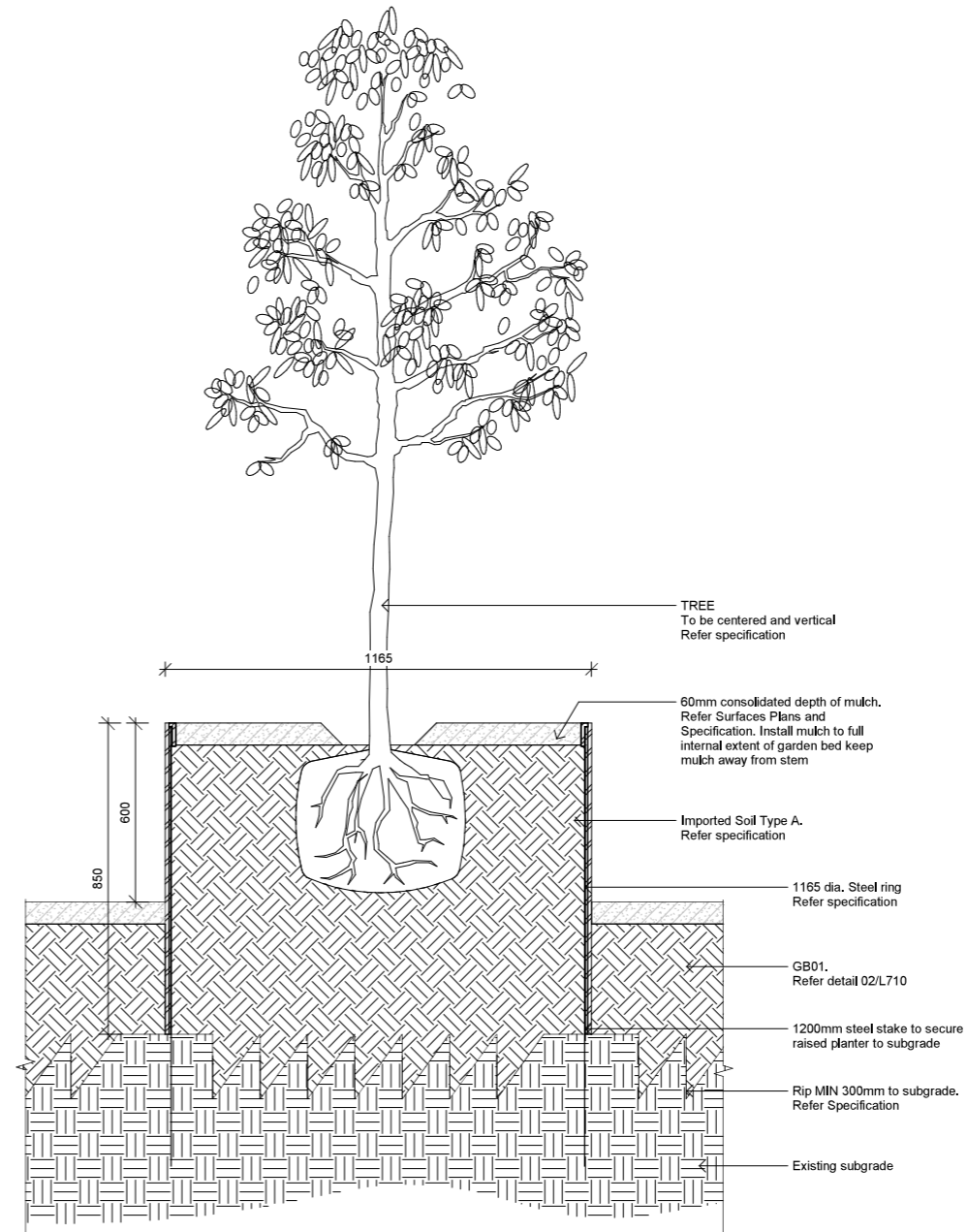
2 FX01 STRIP DRAIN - CONCRETE & GRANITE PAVEMENT INTERFACE
Section Scale 1 : 10



3 FX01 STRIP DRAIN - CONCRETE PAVEMENT & LAWN INTERFACE
Scale 1 : 10



4 FX01 STRIP DRAIN - PLAY SURFACE & PEDESTAL PAVER INTERFACE
Section Scale 1 : 10



5 FX02 RAISED PLANTER
Section Scale 1 : 10

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev. Date	Revision Details			By :CHK

ST ALOYSIUS COLLEGE

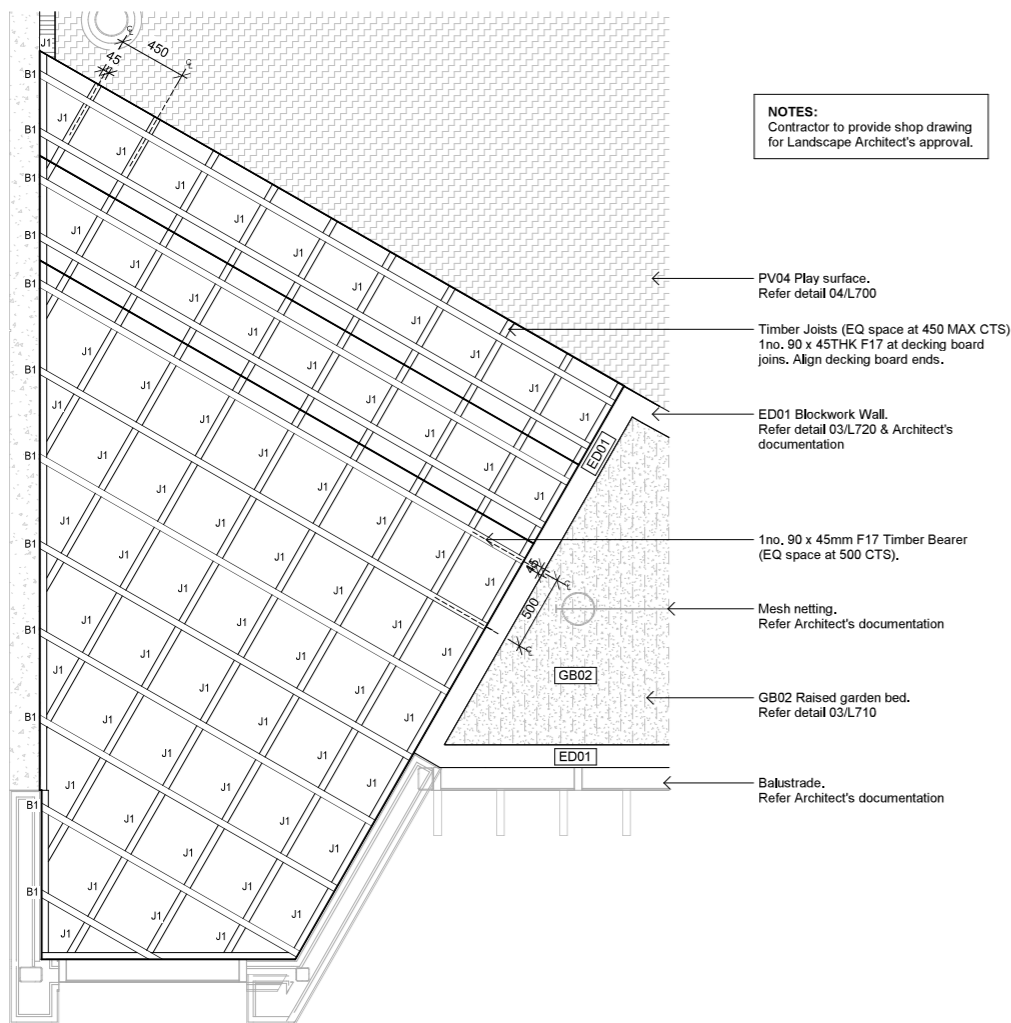
File #: A2407

T.C.L.
TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE SHEET 1 OF 3 Purpose: FURNITURE & FIXTURES DETAILS 01	Date: 05.06.24 Scale: 1 : 10@A1	Rev. P3
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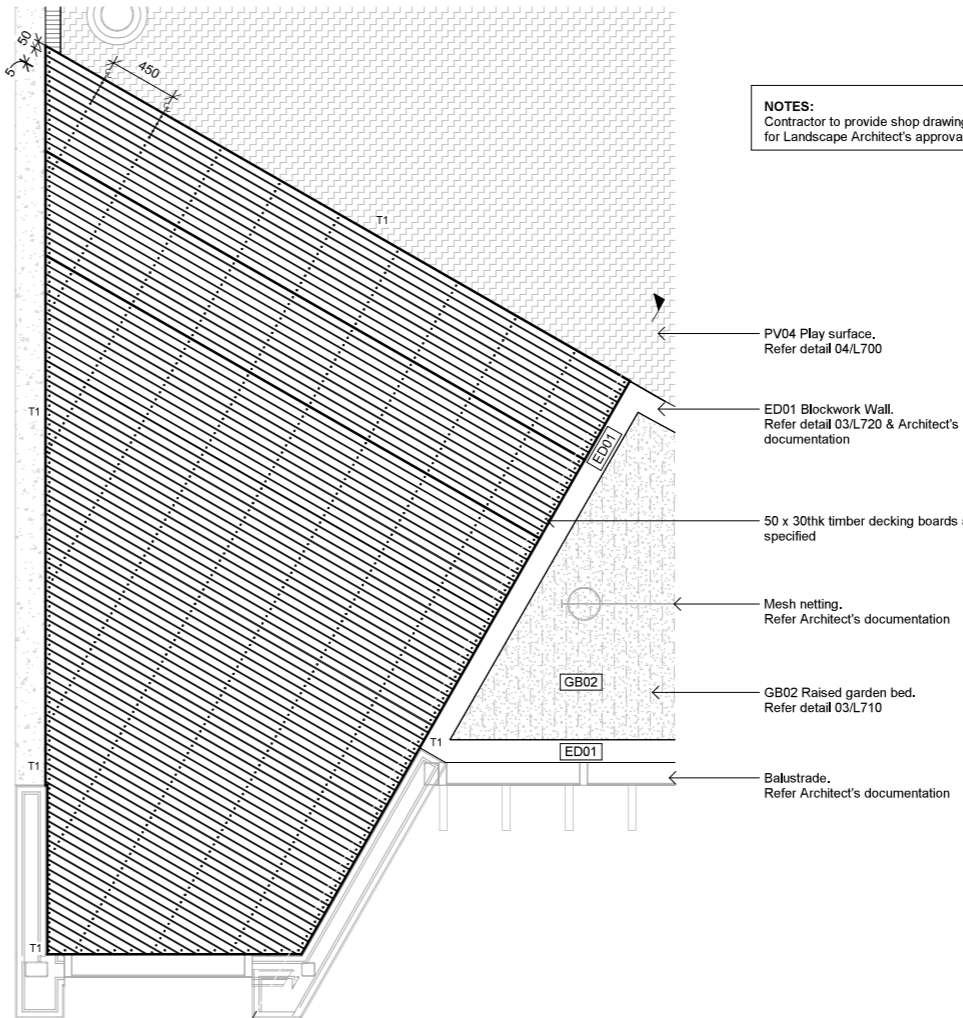


NOTES:
Contractor to provide shop drawing for Landscape Architect's approval.

- ← PV04 Play surface. Refer detail 04/L700
- ← Timber Joists (EQ space at 450 MAX CTS) 1no. 90 x 45THK F17 at decking board joins. Align decking board ends.
- ← ED01 Blockwork Wall. Refer detail 03/L720 & Architect's documentation
- ← 1no. 90 x 45mm F17 Timber Bearer (EQ space at 500 CTS).
- ← Mesh netting. Refer Architect's documentation
- ← GB02 Raised garden bed. Refer detail 03/L710
- ← Balustrade. Refer Architect's documentation

STRUCTURAL FRAMING SCHEDULE

B1 - 90x45 F17 (Seasoned) Bearer @500 cts max. 2min. continuous spans
J1 - 90x45 F17 (Seasoned) Joists @450 cts max. 450 max. span, 2 min. continuous spans



NOTES:
Contractor to provide shop drawing for Landscape Architect's approval.

- ← PV04 Play surface. Refer detail 04/L700
- ← ED01 Blockwork Wall. Refer detail 03/L720 & Architect's documentation
- ← 50 x 30thk timber decking boards as specified
- ← Mesh netting. Refer Architect's documentation
- ← GB02 Raised garden bed. Refer detail 03/L710
- ← Balustrade. Refer Architect's documentation

DECKING SCHEDULE

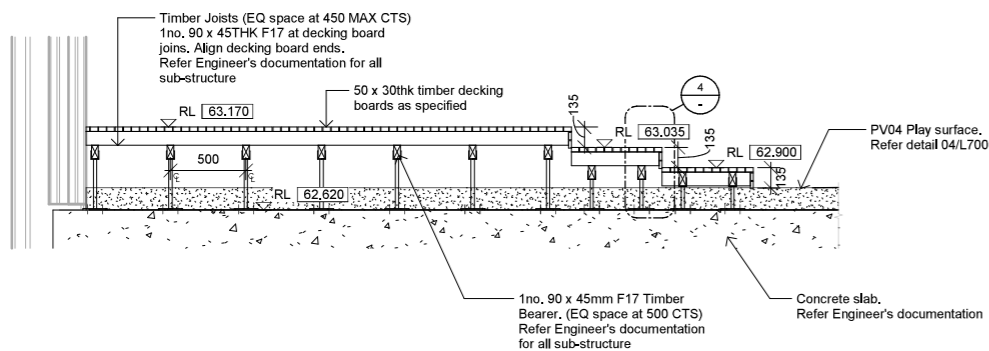
T1 - 50x30 DAR decking boards, 5mm gaps

1 | FX03 TIMBER DECKING - FRAMING PLAN

Scale 1 : 25

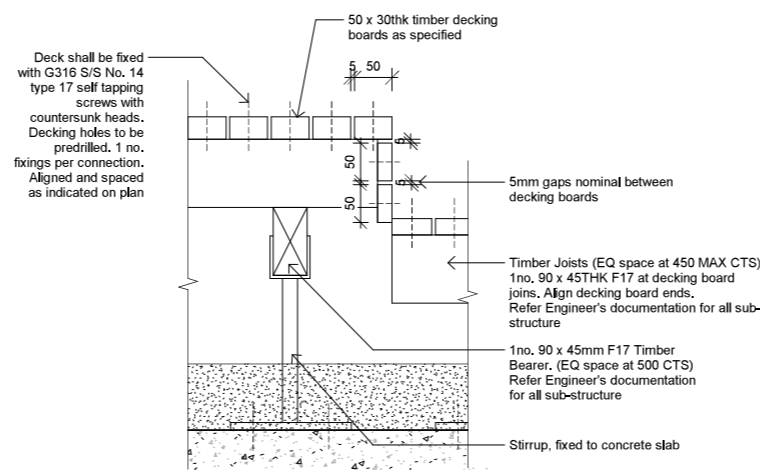
2 | FX03 TIMBER DECKING - SURFACES PLAN

Scale 1 : 25



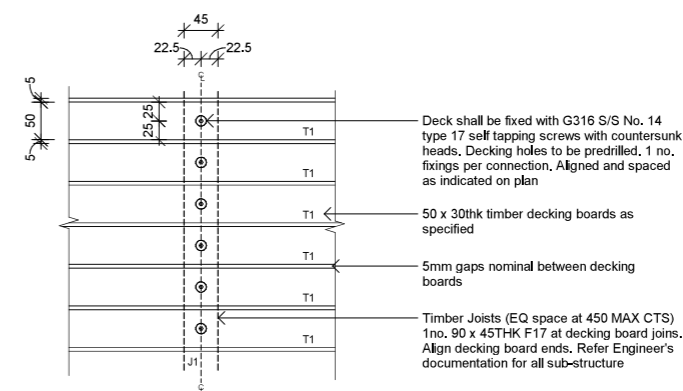
3 | TIMBER DECKING SECTION

Scale 1 : 25



4 | TIMBER DECKING EDGING DETAIL

Scale 1 : 5



5 | FX03 TIMBER DECK FIXING

Scale 1 : 5

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	CHK

ST ALOYSIUS COLLEGE

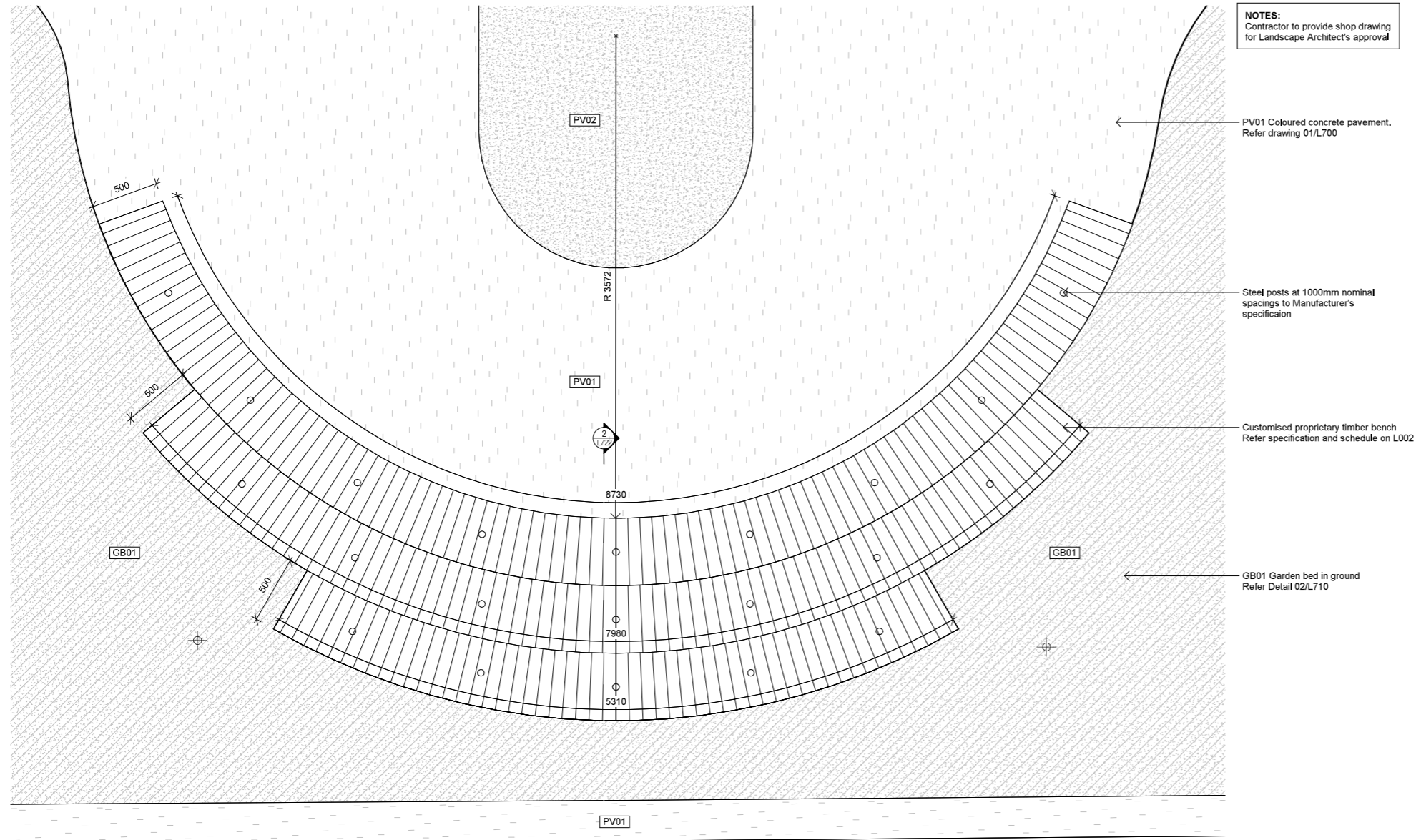
File #: A2407

T.C.L.
TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by KC	Checked by EL	Approved by GL
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Status:
NOT FOR CONSTRUCTION

Drawing: LANDSCAPE ARCHITECTURE SHEET SHEET 2 OF 3 Purpose: FURNITURE & FIXTURES DETAILS 02	Date: 05.06.24 Scale: As Indicated @ A1 L721	Rev. P3
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NOTES:
Contractor to provide shop drawing for Landscape Architect's approval

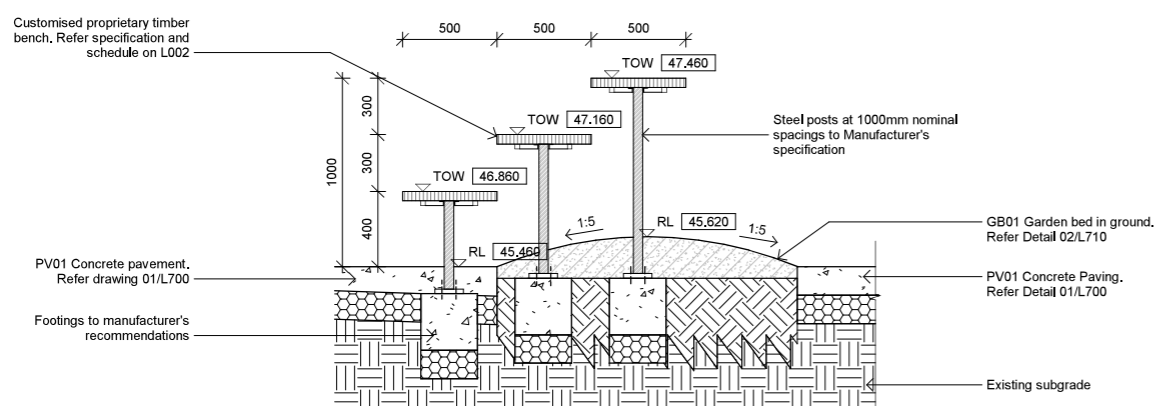
PV01 Coloured concrete pavement. Refer drawing 01/L700

Steel posts at 1000mm nominal spacings to Manufacturer's specification

Customised proprietary timber bench. Refer specification and schedule on L002

GB01 Garden bed in ground. Refer Detail 02/L710

1 | FN04 AMPHITHEATER
Plan Scale 1 : 20



2 | FN04 AMPHITHEATER
Section Scale 1 : 20

P3	11/09/24	FOR COORDINATION	KC	EL
P2	29/08/24	95% DESIGN DEVELOPMENT	KC	EL
P1	21/08/24	90% DESIGN DEVELOPMENT	KC	EL
Rev.	Date	Revision Details	By	CHK

ST ALOYSIUS COLLEGE

File # A2407

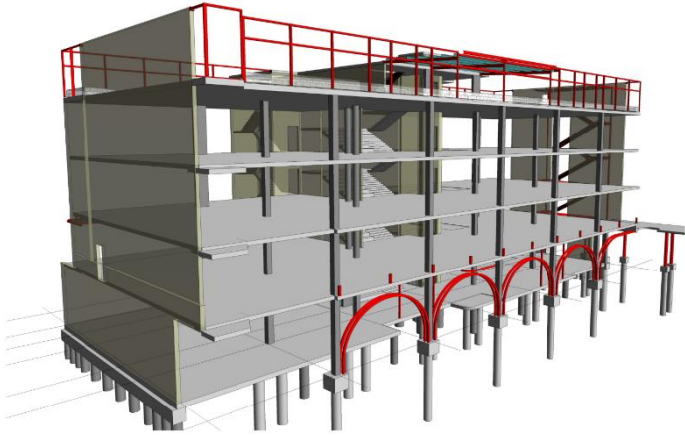
T.C.L.
TAYLOR, CULLITY, LETHLEAN

Designed by GL	Drawn by SE	Checked by EL	Approved by GL
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Status:
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Drawing: LANDSCAPE ARCHITECTURE SHEET 3 OF 3 Purpose: FURNITURE & FIXTURES DETAILS 03	Date: 05.06.24 Scale: 1 : 20@A1 Drawing No. L722	Rev. P3
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M A T T E R



ST ALOYSIUS COLLEGE

St Aloysius College, Adelaide

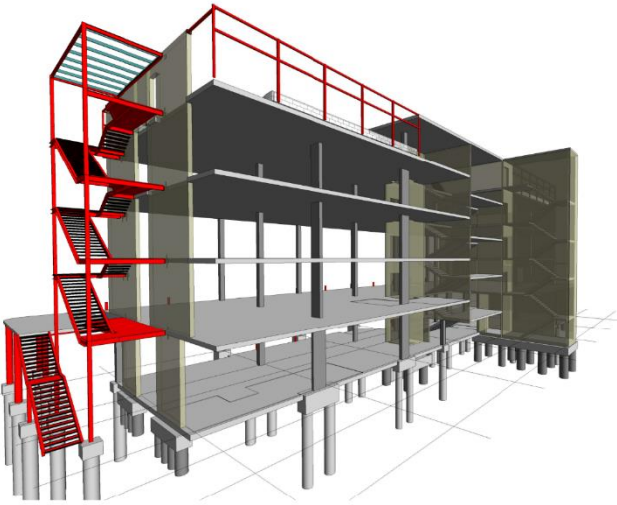
Civil and Stormwater Design Report

Project No.: 23228

Doc No: CCAL001

9 September 2024

Revision No. 1



REVISION	DATE	COMMENT	AUTHOR	CHECKER
1	9/09/2024	For Approval	SK	WE

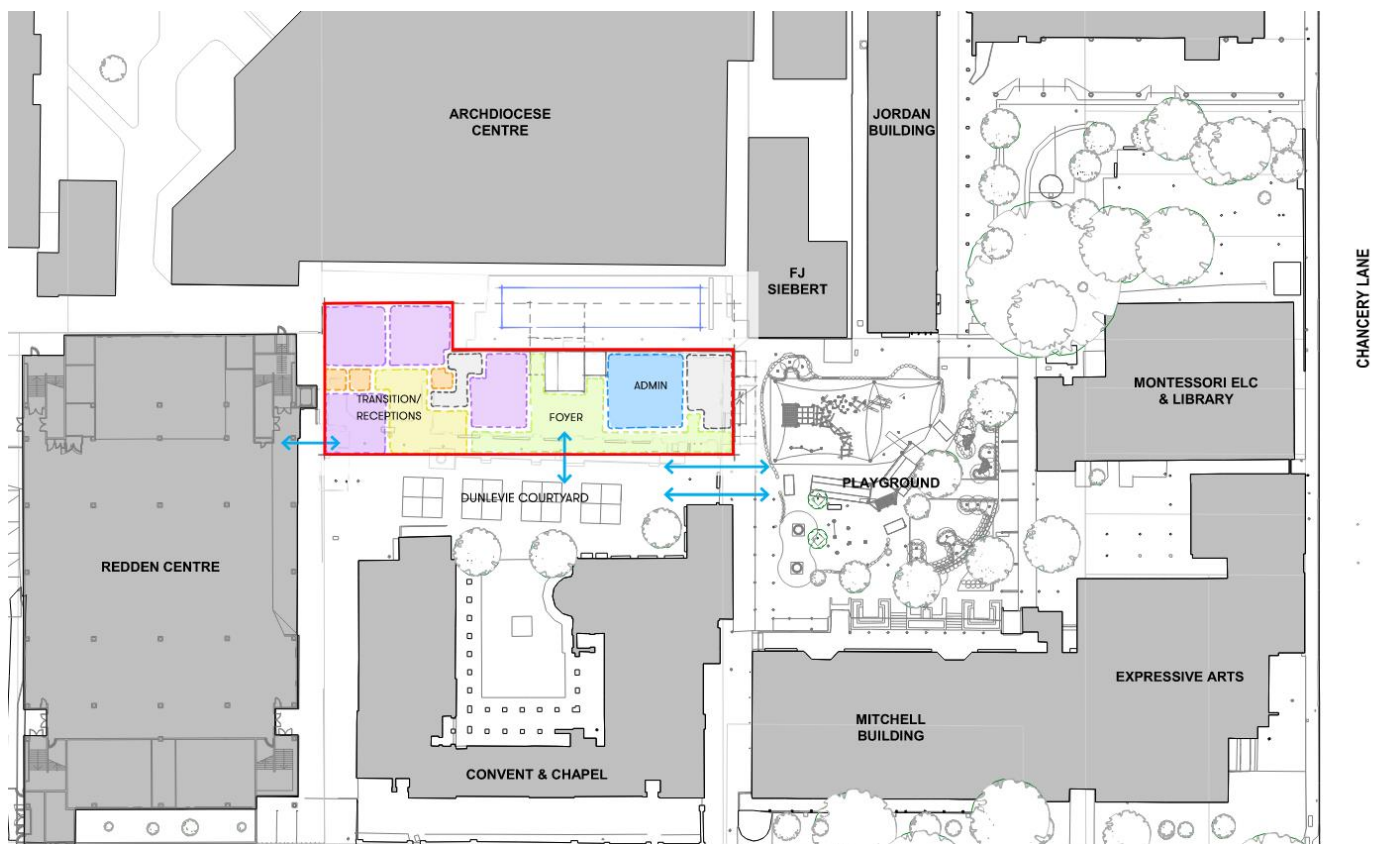
Table of Contents

1	GENERAL	3
1.1	Scope of Works	4
2	DESIGN OVERVIEW	4
2.1	Existing Conditions Description	4
2.2	Stormwater Management Methodology	5
3	FLOODING CONSIDERATION	6
4.	OVERFLOW PATH	7
5.	RELEVANT DOCUMENTS	7

M A T T E R

1 General

Matter Consulting have prepared a preliminary stormwater management report for the proposed development of a new 5-storey primary school building for St Aloysius College at Adelaide CBD.



1.1 Scope of Works

This report is produced based on the following scope of works:

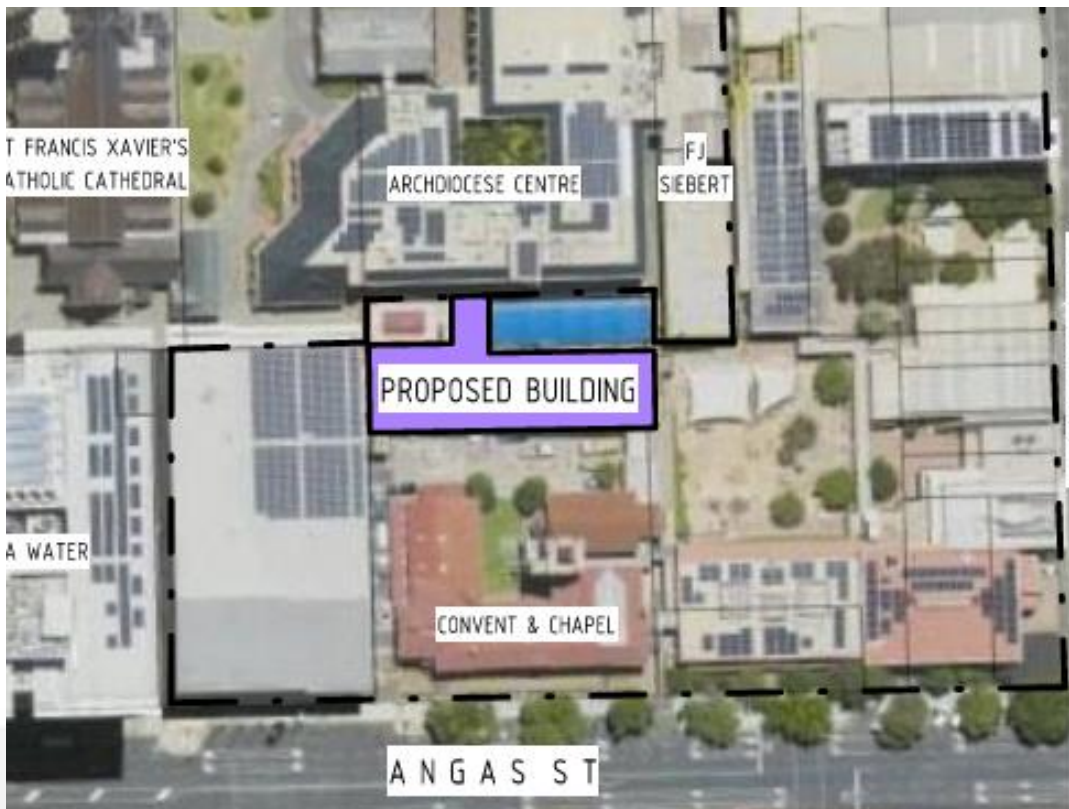
- Propose a stormwater management plan indicating the proposed method of collection and disposal of the stormwater runoff based on the site catchment.
- Prepare preliminary drawings proposing a stormwater system based on the stormwater plan outlined in this report

2 Design Overview

2.1 Existing Conditions Description

The site is located in between the Wakefield street and Angas Street in Adelaide CBD. Currently, the site consists the paved areas, and existing school building, refer to figure below for an aerial photograph of the existing site.

The site falls towards the Angas Street (refer to the survey report attached)



2.2 Stormwater Management Methodology

The design intent is to ensure that the outflow rate from the new development does not exceed the current outflow of the existing site as the both pre and post development are the same (therefore no detention tank is required). Design philosophy for the stormwater management plan is provided below:

- The run-off from building roof and on-grade pavement of the development catchment is captured and directed to existing drainage infrastructure on site (existing pits), new pits are introduced where necessary. Refer Appendix B for information on existing drainage.
- Similar to existing site drainage, stormwater runoff from the roof area and new pavement area will be collected via downpipes, trench grates and pits. All building runoff will be drained out to the council stormwater system on Angas Street using gravity flow to existing council underground drain.

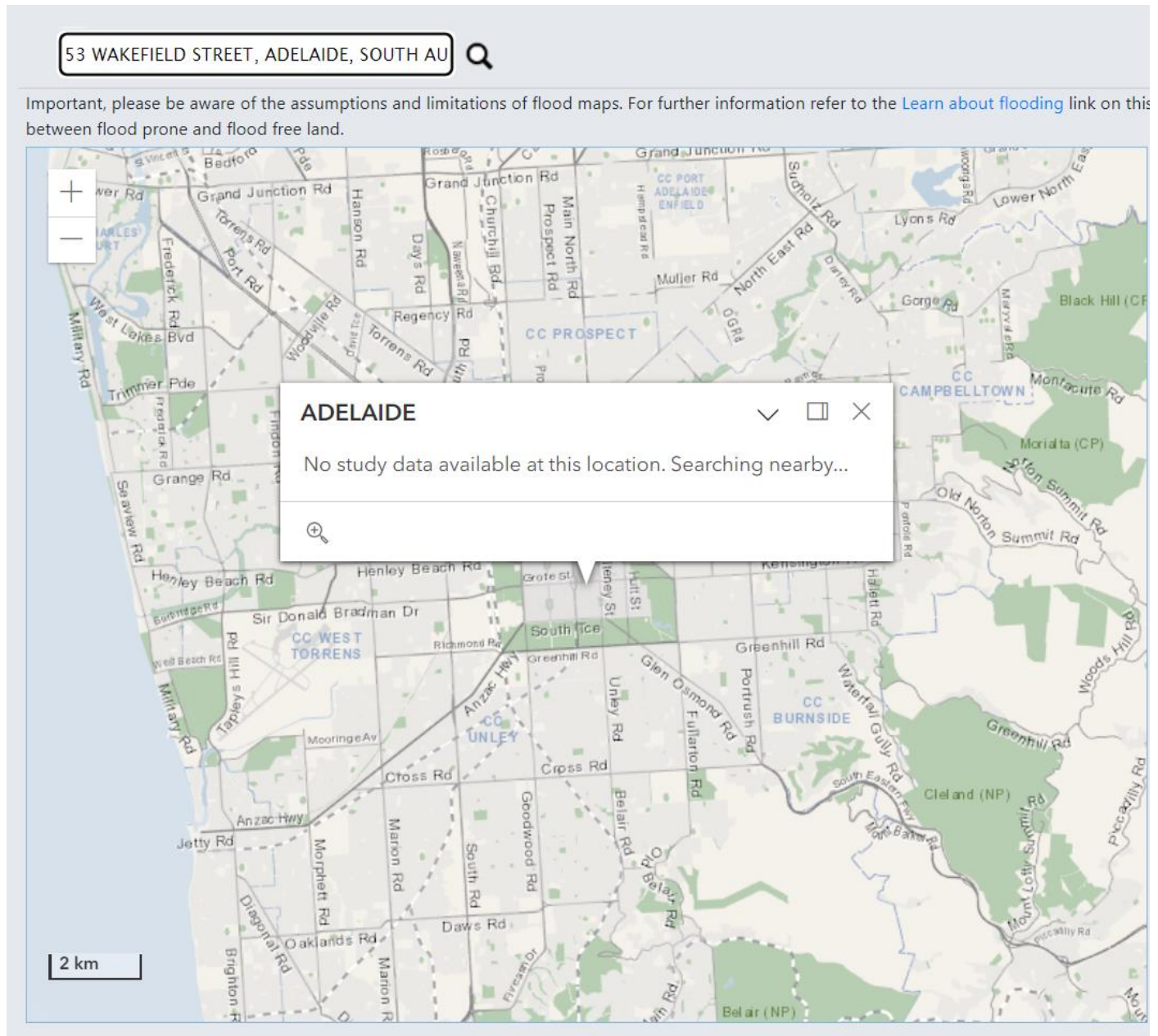
This stormwater design calculations are carried out in accordance with the following documents;

- Sustainability Management Plan by Sustainability House dated 22nd January 2018
- AS/NZS 3500.3.2018 – Plumbing and Drainage Part 3: Stormwater Drainage
- Architectural Drawings prepared by Grieve Gillett Architects dated 30 August 2024
- Feature Survey Drawings conducted by Alexander Symonds dated 03 June 2024
- Adelaide City Council “City Work Guidelines”

As denoted on the civil drawings, CCTV condition survey to be carried out on all existing stormwater drain and PIT in the periphery of new building works to ascertain condition for the proposed re-use.

3 Flooding Consideration

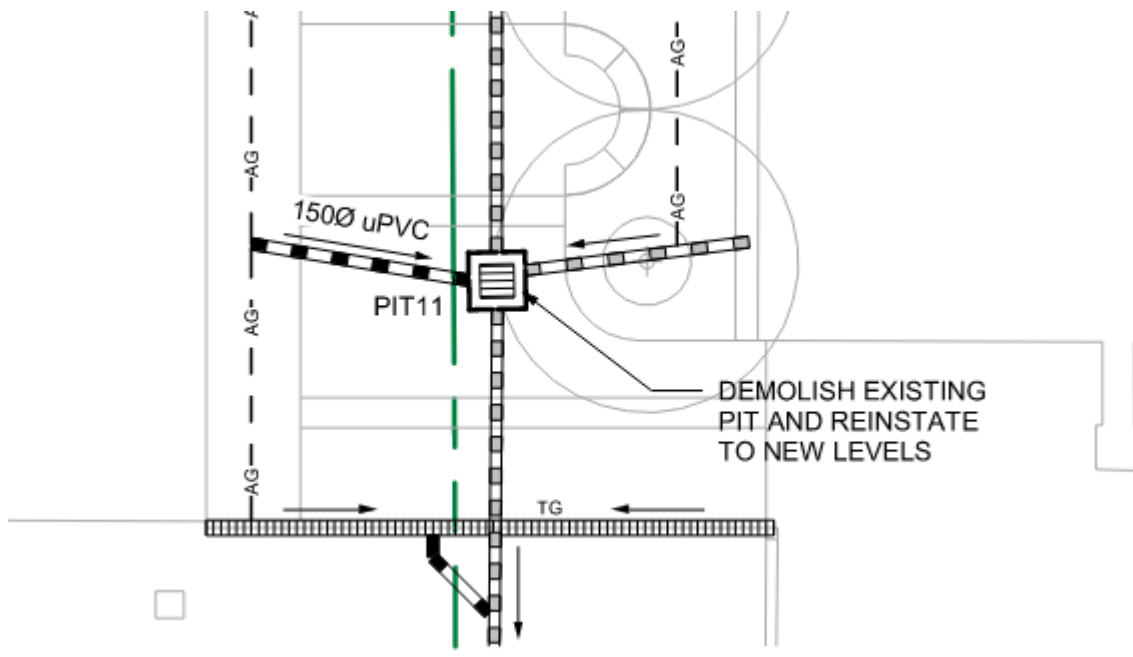
The floor level of the existing building is approximately at RL45.61, the same RL for the new construction will be 45.660. Flood maps show that the site is not prone to flooding, refer Figure below, hence the proposed RL is suitable.



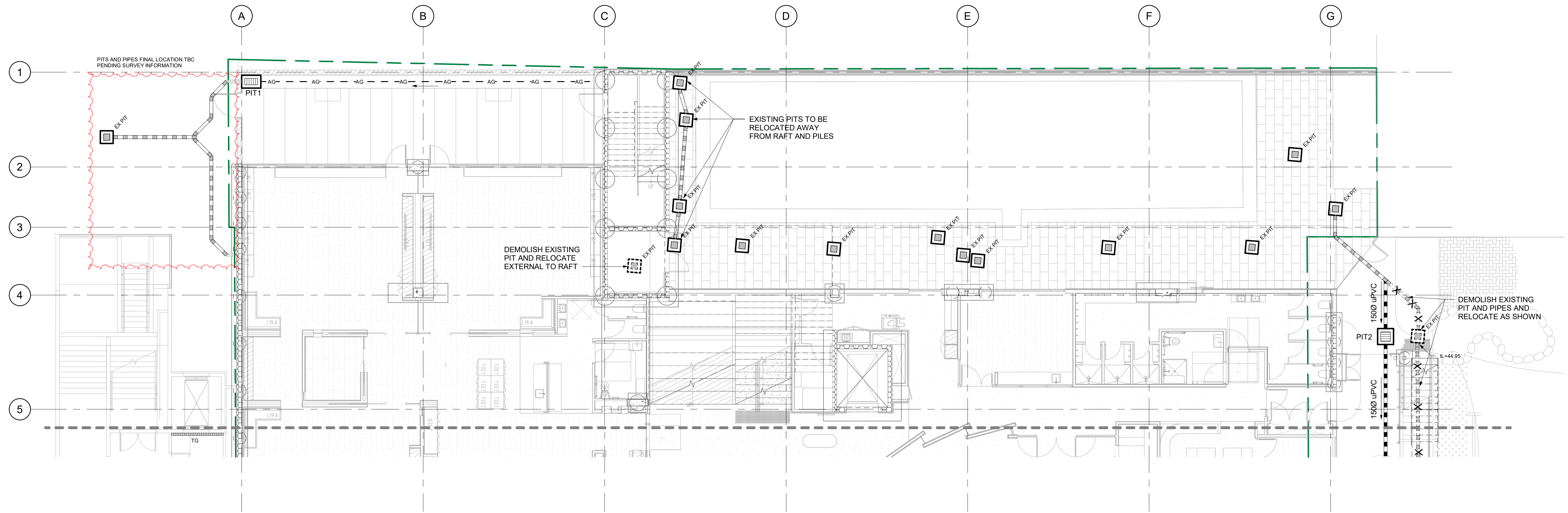
Site used: <https://www.waterconnect.sa.gov.au/Systems/FAM/SitePages/Home.aspx>

4. Overflow Path

A trench grate is provided near the building entrance which can collect the water in case of any overflow and divert to the council stormwater system.



5. Relevant Documents



CIVIL STORMWATER LEGEND

- 1500 uPVC
- STORMWATER DRAIN
1500 uPVC (1:100 MIN. FALL) U.N.O.
- EXISTING STORMWATER DRAIN
- DOWNPIPE CONNECTION
- STRIP DRAIN
- GRATED PIT
- NON GRATED PIT

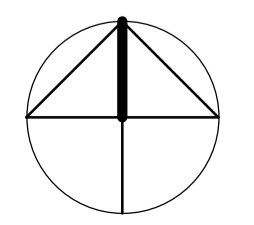
- EXISTING PIT
- DENOTES EXISTING PIT AND/OR PIPE TO BE DEMOLISHED. BUILDER TO ALLOW FOR DIVERTING CURRENT CONNECTING STORMWATER PIPES TO NEAREST STORMWATER PIT DOWNSTREAM OR CONSTRUCTION OF NEW STORMWATER PIT TO ALLOW FOR DEMOLITION OF EXISTING INTERNAL STORMWATER PITS

NOTE:
CCTV CONDITION SURVEY TO BE CARRIED OUT ON ALL EXISTING STORMWATER DRAIN AND PITS IN THE PERIPHERY OF NEW BUILDING WORKS TO ASCERTAIN CONDITION FOR THE PROPOSED RE-USE

- SPOON DRAIN 200 WIDE
1:100 FALL TOWARDS F.W.'S
- TRENCH GRATE
- SLOTTED AGRICULTURAL DRAIN
- IO INSPECTION OPENING
- FW FLOOR WASTE
- EXISTING SURFACE/PAVING LEVEL
- PAVING LEVEL
- KERB/PIPE INVERT LEVEL
- TOP OF KERB LEVEL

PIT SCHEDULE							
MARK	PIT LENGTH	PIT WIDTH	PIT TYPE	COVER TYPE	COVER LEVEL	INLET IL	OUTLET IL
PIT1	600	300	GRATED	LOAD CLASS C	TBC	-	-
PIT2	450	450	GRATED	LOAD CLASS C	45.520	44.84	44.79
PIT3	450	450	GRATED	LOAD CLASS C	45.660	-	TBC
PIT4	600	600	GRATED	LOAD CLASS C	45.660	-	TBC
PIT5	450	450	SOLID	LOAD CLASS C	45.505	TBC, 45.36	TBC
PIT6	450	450	GRATED	LOAD CLASS C	45.505	-	TBC
PIT7	450	450	GRATED	LOAD CLASS C	45.300	44.84	TBC
PIT8	600	600	GRATED	LOAD CLASS C	45.404	-	45.104
PIT9	450	450	GRATED	LOAD CLASS D	45.150	TBC, 45.064	TBC
PIT10	450	450	GRATED	LOAD CLASS D	45.150	TBC	TBC
PIT11	450	450	GRATED	LOAD CLASS D	45.050	TBC	TBC

REV.	DATE	DESCRIPTION	BY
01	29/08/2024	100% DESIGN DEVELOPMENT	MM



CLIENT
ST. ALOYSIUS COLLEGE

PROJECT
ST. ALOYSIUS COLLEGE, ADELAIDE

M A T T E R
CONSULTING STRUCTURAL ENGINEERS

Level 5/95 Grenfell Street
Adelaide SA 5000
T: (08) 8311 3789
matterconsulting.com.au

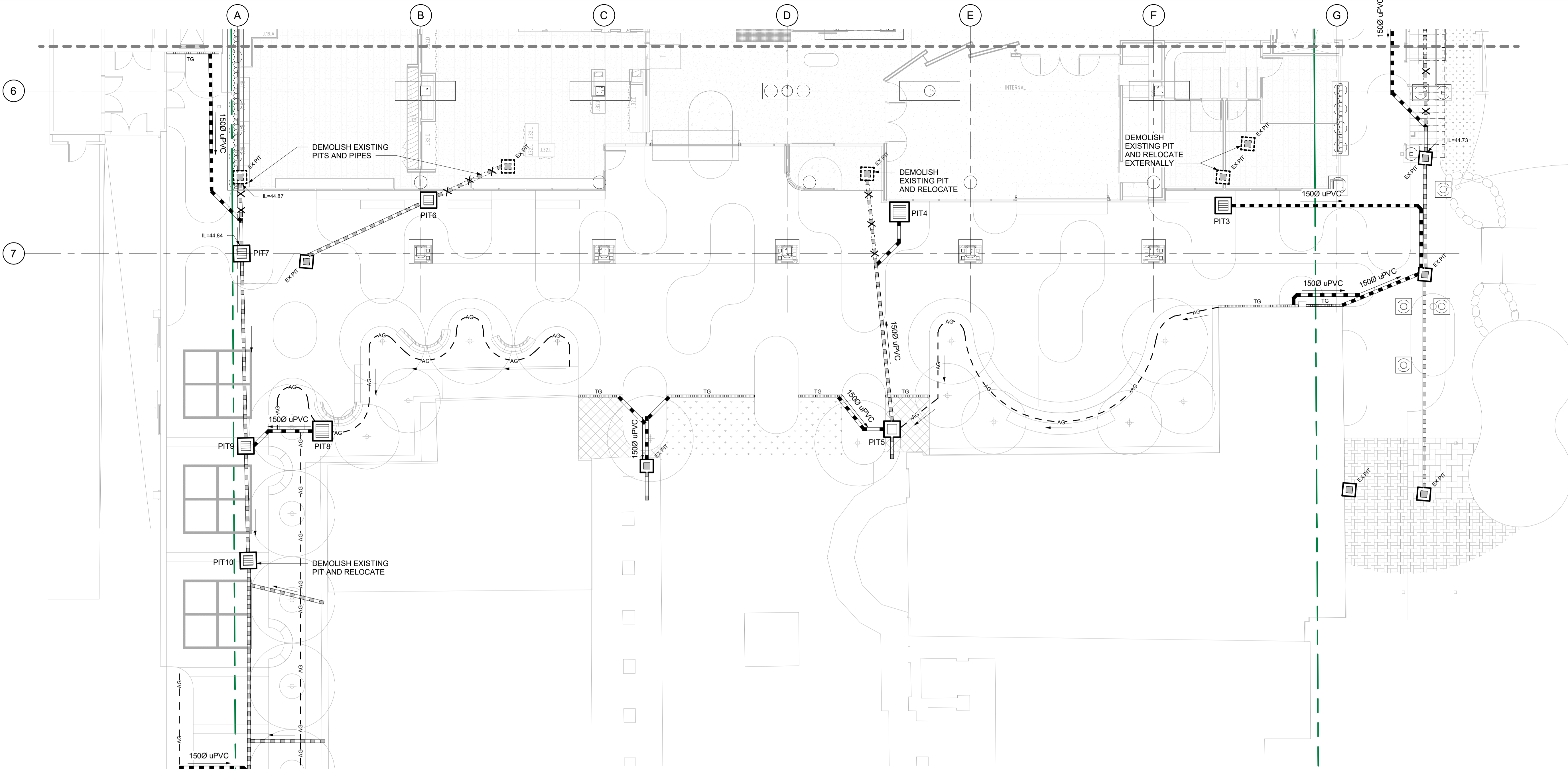
SHEET TITLE
CIVIL STORMWATER PLAN - SHEET 1

100% DD

DRAWN BY:	CHECKED BY:	APPROVED BY:	SCALE: at A1	DRAWN DATE:
MM	SK		1:100	18/06/2024
PROJECT NO:	SHEET NO:	REVISION NO:		
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CIVIL STORMWATER LEGEND

- STORMWATER DRAIN
1500 uPVC (1:100 MIN. FALL) U.N.O.
- EXISTING STORMWATER DRAIN
- DOWNPIPE CONNECTION
- STRIP DRAIN
- GRATED PIT
- NON GRATED PIT

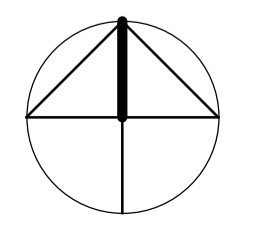
- EXISTING PIT
- DENOTES EXISTING PIT AND/OR PIPE TO BE DEMOLISHED. BUILDER TO ALLOW FOR DIVERTING CURRENT CONNECTING STORMWATER PIPES TO NEAREST STORMWATER PIT DOWNSTREAM OR CONSTRUCTION OF NEW STORMWATER PIT TO ALLOW FOR DEMOLITION OF EXISTING INTERNAL STORMWATER PITS

NOTE:
CCTV CONDITION SURVEY TO BE CARRIED OUT ON ALL EXISTING STORMWATER DRAIN AND PITS IN THE PERIPHERY OF NEW BUILDING WORKS TO ASCERTAIN CONDITION FOR THE PROPOSED RE-USE

- SPOON DRAIN 200 WIDE
1:100 FALL TOWARDS F.W.'S
- TRENCH GRATE
- SLOTTED AGRICULTURAL DRAIN
- IO
INSPECTION OPENING
- FW
FLOOR WASTE
- EX 99.99
EXISTING SURFACE/PAVING LEVEL
- 99.99
PAVING LEVEL
- IL 99.99
KERB/PIPE INVERT LEVEL
- TK 99.99
TOP OF KERB LEVEL

PIT SCHEDULE							
MARK	PIT LENGTH	PIT WIDTH	PIT TYPE	COVER TYPE	COVER LEVEL	INLET IL	OUTLET IL
PIT1	600	300	GRATED	LOAD CLASS C	TBC	-	-
PIT2	450	450	GRATED	LOAD CLASS C	45.520	44.84	44.79
PIT3	450	450	GRATED	LOAD CLASS C	45.660	-	TBC
PIT4	600	600	GRATED	LOAD CLASS C	45.660	-	TBC
PIT5	450	450	SOLID	LOAD CLASS C	45.505	TBC, 45.36	TBC
PIT6	450	450	GRATED	LOAD CLASS C	45.505	-	TBC
PIT7	450	450	GRATED	LOAD CLASS C	45.300	44.84	TBC
PIT8	600	600	GRATED	LOAD CLASS C	45.404	-	45.104
PIT9	450	450	GRATED	LOAD CLASS D	45.150	TBC, 45.064	TBC
PIT10	450	450	GRATED	LOAD CLASS D	45.150	-	TBC
PIT11	450	450	GRATED	LOAD CLASS D	45.050	TBC	TBC

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ST. ALOYSIUS COLLEGE

PROJECT
**ST. ALOYSIUS COLLEGE,
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M A T T E R
CONSULTING STRUCTURAL ENGINEERS

Level 5/95 Grenfell Street
Adelaide SA 5000
T: (08) 8311 3789
matterconsulting.com.au

SHEET TITLE
**CIVIL STORMWATER PLAN -
SHEET 2**

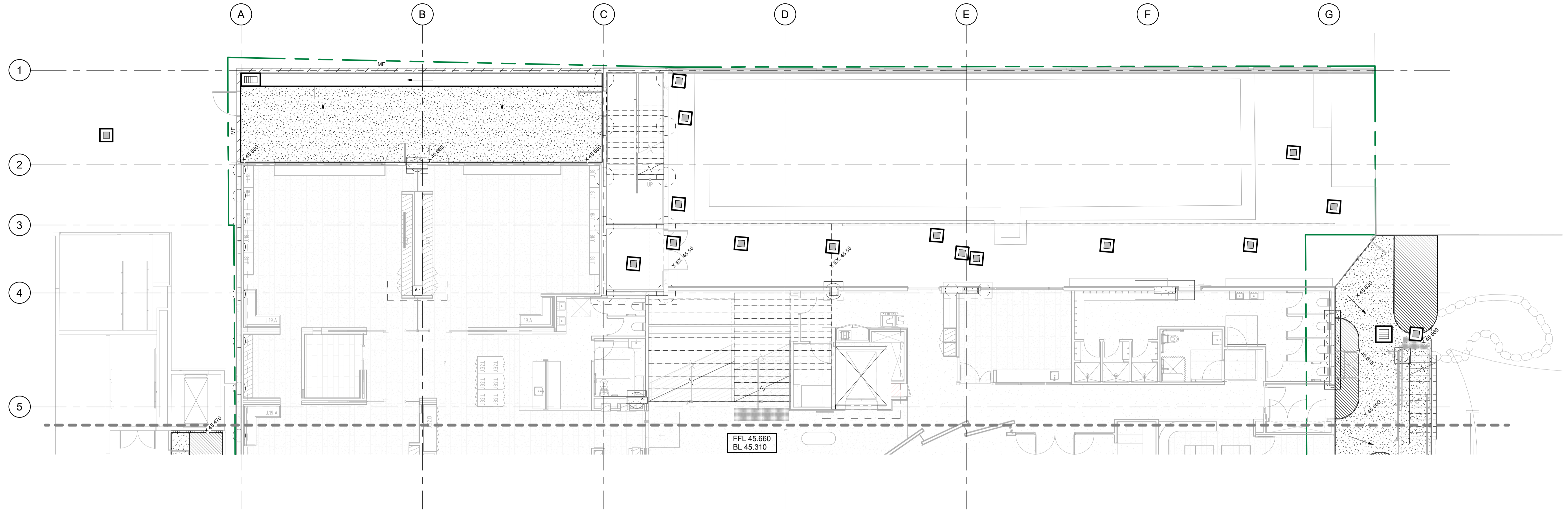
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

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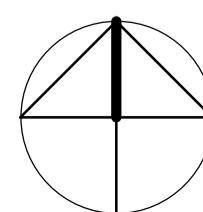
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CIVIL PAVING LEGEND

- 
 DENOTES LIGHTY-DUTY TRAFFICABLE CONCRETE PAVING SLAB WITH FINISH TYPE 1 REFER TO LANDSCAPE ARCHITECT DETAIL FOR FINISH TYPES AND EXTENT
- 
 DENOTES LIGHTY-DUTY TRAFFICABLE CONCRETE PAVING SLAB WITH FINISH TYPE 2 REFER TO LANDSCAPE ARCHITECT DETAIL FOR FINISH TYPES AND EXTENT
- 
 DENOTES NON TRAFFICABLE EXTERNAL BLOCK PAVING REFER TO THE LANDSCAPE ARCHITECT DETAILS
- 
 DENOTES OPEN CONCRETE INVERT DRAIN WITH 150 DIAMETER STORMWATER PIPE FALLING TO STORMWATER PIT REFER TYPICAL DETAIL
- 
 DENOTES NEW MASONRY FENCE REFER TYPICAL DETAIL

REV.	DATE	DESCRIPTION	BY
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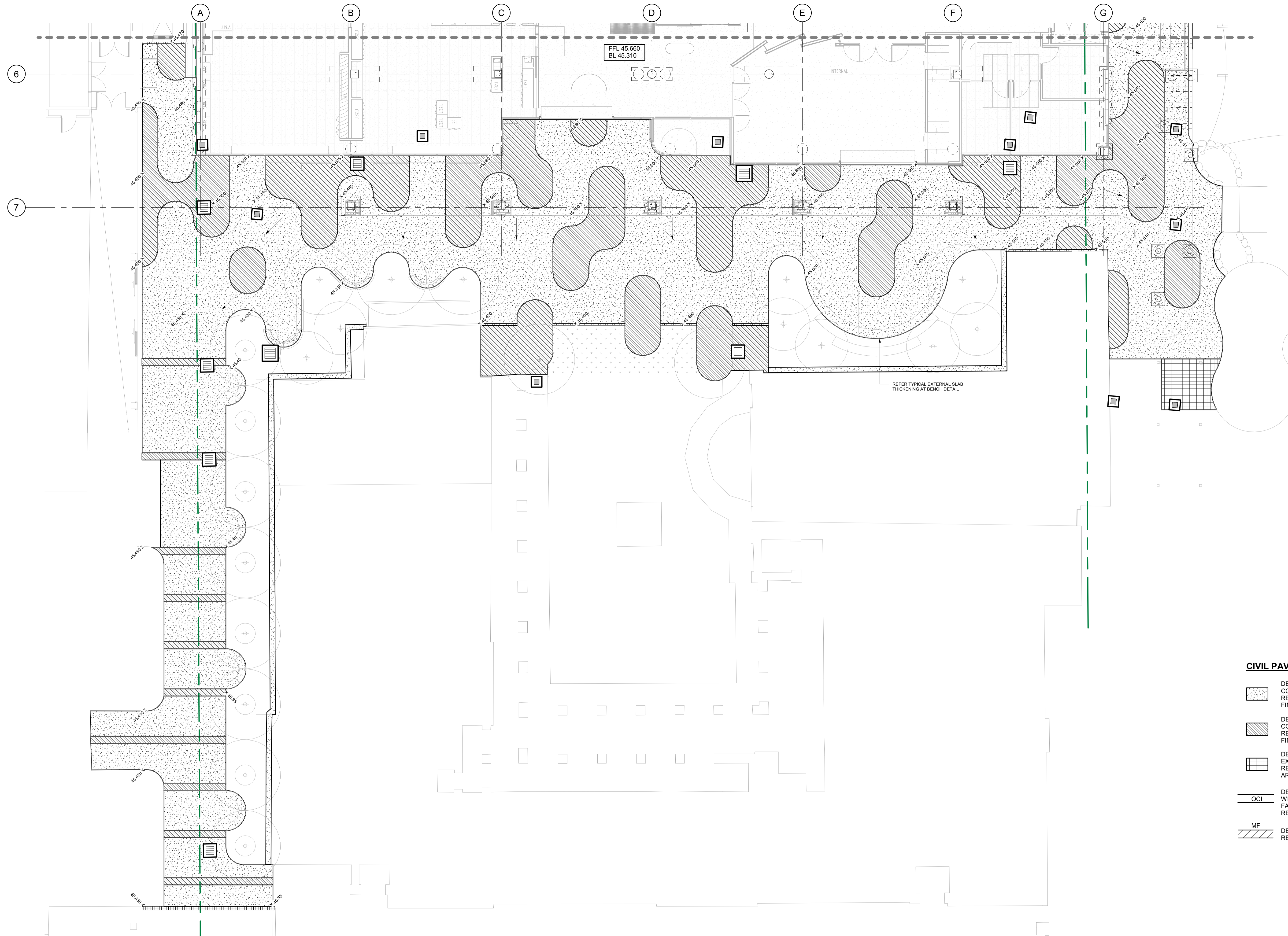
SHEET TITLE
**CIVIL PAVING PLAN - SHEET
1**

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



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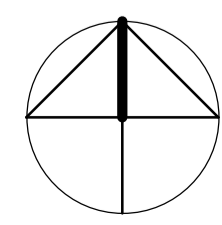
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23228A	C01.101	01



CIVIL PAVING LEGEND

- 
 DENOTES LIGHTY-DUTY TRAFFICABLE CONCRETE PAVING SLAB WITH FINISH TYPE 1 REFER TO LANDSCAPE ARCHITECT DETAIL FOR FINISH TYPES AND EXTENT
- 
 DENOTES LIGHTY-DUTY TRAFFICABLE CONCRETE PAVING SLAB WITH FINISH TYPE 2 REFER TO LANDSCAPE ARCHITECT DETAIL FOR FINISH TYPES AND EXTENT
- 
 DENOTES NON TRAFFICABLE EXTERNAL BLOCK PAVING REFER TO THE LANDSCAPE ARCHITECT DETAILS
- 
 DENOTES OPEN CONCRETE INVERT DRAIN WITH 150 DIAMETER STORMWATER PIPE FALLING TO STORMWATER PIT REFER TYPICAL DETAIL
- 
 DENOTES NEW MASONRY FENCE REFER TYPICAL DETAIL

REV.	DATE	DESCRIPTION	BY
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CONSULTING STRUCTURAL ENGINEERS

Level 5/95 Grenfell Street
Adelaide SA 5000
T: (08) 8311 3769
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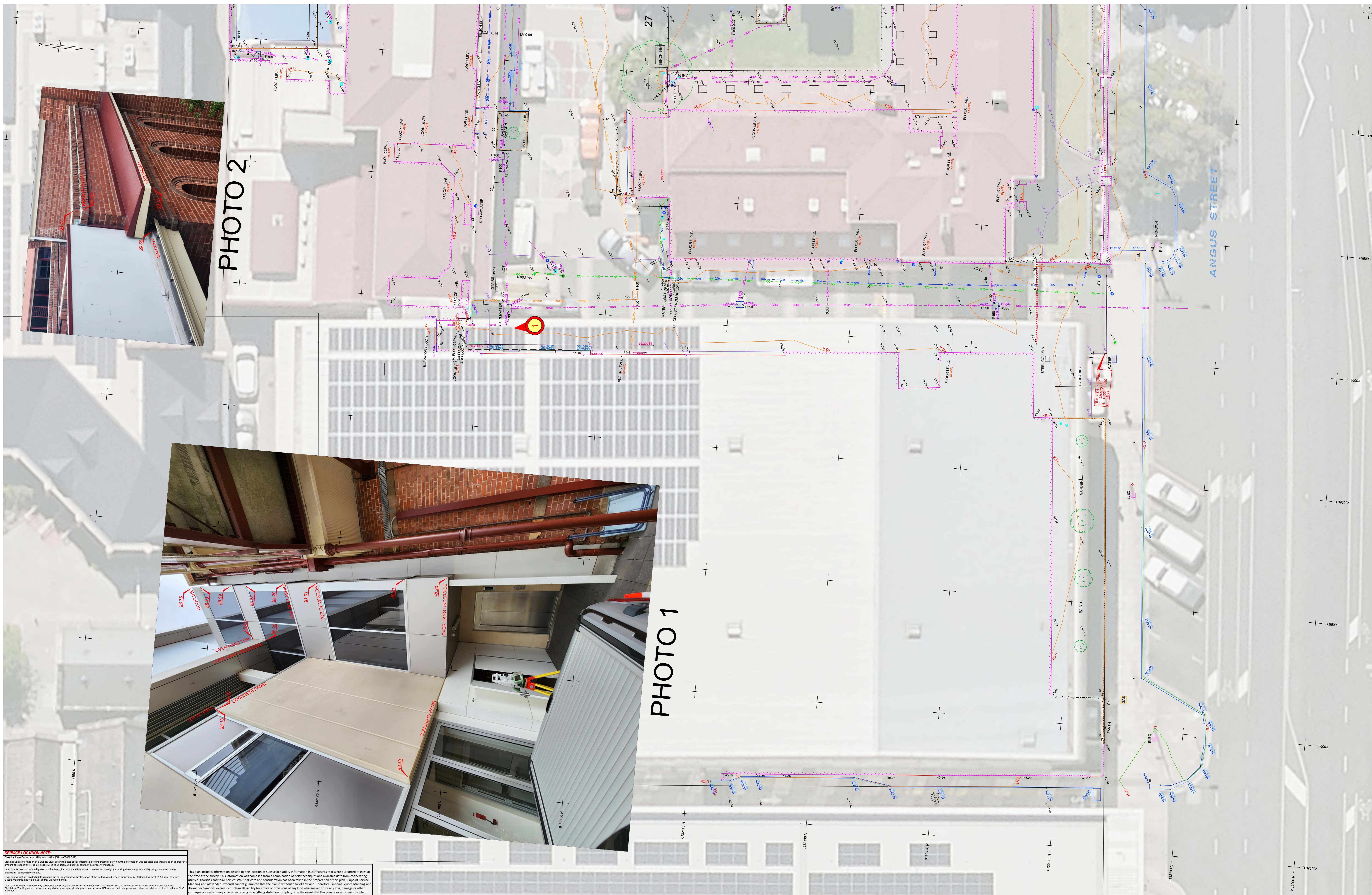
SHEET TITLE
**CIVIL PAVING PLAN - SHEET
2**

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SERVICE LOCATION NOTE
 Confirmation of Subsurface Utility Information (SUI) - 03/08/2024
 Locating utility information by Quality level (QL) is the responsibility of the sub-contractor. The information was collected and these plans are approved for release as is. Project has relied on underground utility data that has been properly managed.
 Search information is the responsibility of the client and sub-contractor. Information is provided for reference only and is not intended to be used for any other purpose.
 Search information is collected depending on the horizontal and vertical location of the underground service (Provisional V, Standard & Vertical V, Standard by using Photo Magnetic Induction (PMI) and/or via hole saws.
 Search information is collected depending on the quality of the utility surface features such as manholes, water hydrants and electrical cabinets. The client is responsible for ensuring the quality of the utility surface features such as manholes, water hydrants and electrical cabinets before the dig plans to start a dig which shows approximate position of services. SUI can be used to improve and refine the location position to achieve CL. CL is the responsibility of the client and sub-contractor.
 SUI information is the most basic level of utility location using information based on a combination of existing Data Before You Dig plans, other available existing records, survey data and/or other methods.
 This plan includes information describing the location of Subsurface Utility Information (SUI) features that were properly located to exist at the time of the survey. This information was compiled from a combination of field techniques and available data from cooperating utility authorities and third parties. While all care and consideration has been taken in the preparation of this plan, the client, the client's representatives and Alexander Symonds expressly disclaim all liability for errors or omissions of any kind whatsoever or for any loss, damage or other consequences which may result from relying on anything stated on this plan, or in the event that this plan does not cover the site in its entirety (e.g. private property). It is strongly recommended that users verify the location of SUI features that may or may not be shown on this plan through non-destructive digging methods, such as hydro-vacuum excavation.

REV	DATE	DESCRIPTION	CALC	FIELD
A	25/01/21	INITIAL RELEASE		
B	14.04.2021	1ST, 2ND AND 3RD FLOOR LEVELS ADDED		
C	15.12.2023	ADDITIONAL DETAIL - ELEVATIONS		
	03.06.2024	ADDITIONAL WALKWAYS AND INVERTS		

QUALITY LEVEL	DESCRIPTION
QUALITY LEVEL 1	CONCRETE PANEL
QUALITY LEVEL 2	OVERHANG TOP
QUALITY LEVEL 3	CONCRETE PANEL
QUALITY LEVEL 4	OVER HANG UNDERSIDE
QUALITY LEVEL 5	TOP OF WINDOW
QUALITY LEVEL 6	TOP OF WINDOW
QUALITY LEVEL 7	TOP OF WINDOW
QUALITY LEVEL 8	TOP OF WINDOW
QUALITY LEVEL 9	TOP OF WINDOW
QUALITY LEVEL 10	TOP OF WINDOW
QUALITY LEVEL 11	TOP OF WINDOW
QUALITY LEVEL 12	TOP OF WINDOW
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QUALITY LEVEL 46	TOP OF WINDOW
QUALITY LEVEL 47	TOP OF WINDOW
QUALITY LEVEL 48	TOP OF WINDOW
QUALITY LEVEL 49	TOP OF WINDOW
QUALITY LEVEL 50	TOP OF WINDOW

SYMBOL	DESCRIPTION
47.00	CONCRETE PANEL
47.01	TOP OF BRICK STREPOUT
47.02	TOP OF WINDOW
47.03	HANDRAIL TOP
47.04	ROOFLINE
47.05	TOP OF BRICK STREPOUT
47.06	ROOFLINE
47.07	OVER HANG UNDERSIDE
47.08	OVERHANG TOP
47.09	CONCRETE PANEL
47.10	BALCONY
47.11	VERANDAH
47.12	TOP OF WINDOW
47.13	TOP OF WINDOW
47.14	TOP OF WINDOW
47.15	TOP OF WINDOW
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47.48	TOP OF WINDOW
47.49	TOP OF WINDOW
47.50	TOP OF WINDOW

SYMBOL	DESCRIPTION
48.00	1ST FLOOR LEVEL
48.01	2ND FLOOR LEVEL
48.02	3RD FLOOR LEVEL
48.03	TEL COUPLER PILLAR (PT)
48.04	TRAP/LIGHT
48.05	WATER LEVEL
48.06	SPRINKLER / IRIG VALVE
48.07	UTTER BIN
48.08	INVERT
48.09	OVER HAND UNDERSIDE
48.10	DOMESTIC OUTLET
48.11	DOMESTIC SERVICE
48.12	WATER BY FIP
48.13	STORMWATER WHEEL
48.14	ELEC. GAS WATER
48.15	GAS SERVICE
48.16	TOP OF BANK
48.17	CHANGING OF GRADE
48.18	ROAD SIGN HEIGHT
48.19	SEWER PIPE LUG
48.20	TEL COUPLER LUG
48.21	SEWER PIPE LUG
48.22	TEL COUPLER LUG
48.23	WATER PIPE LUG
48.24	TEL COUPLER LUG
48.25	WATER PIPE LUG
48.26	TEL COUPLER LUG
48.27	WATER PIPE LUG
48.28	TEL COUPLER LUG
48.29	WATER PIPE LUG
48.30	TEL COUPLER LUG
48.31	WATER PIPE LUG
48.32	TEL COUPLER LUG
48.33	WATER PIPE LUG
48.34	TEL COUPLER LUG
48.35	WATER PIPE LUG
48.36	TEL COUPLER LUG
48.37	WATER PIPE LUG
48.38	TEL COUPLER LUG
48.39	WATER PIPE LUG
48.40	TEL COUPLER LUG
48.41	WATER PIPE LUG
48.42	TEL COUPLER LUG
48.43	WATER PIPE LUG
48.44	TEL COUPLER LUG
48.45	WATER PIPE LUG
48.46	TEL COUPLER LUG
48.47	WATER PIPE LUG
48.48	TEL COUPLER LUG
48.49	WATER PIPE LUG
48.50	TEL COUPLER LUG

SYMBOL	DESCRIPTION
49.00	ADOPTED STATION & AUTHORITY
49.01	PSM 6628/16721
49.02	REL. 45.112
49.03	E. 281997.205
49.04	N. 6132249.819
49.05	VERTICAL: AHD
49.06	HORIZONTAL: GROUND PLANE ORIENTED
49.07	SCALE: GROUND (CSF = 1.00018231)
49.08	ADOPTED STATION & AUTHORITY
49.09	PSM 6628/16721
49.10	REL. 45.112
49.11	E. 281997.205
49.12	N. 6132249.819
49.13	VERTICAL: AHD
49.14	HORIZONTAL: GROUND PLANE ORIENTED
49.15	SCALE: GROUND (CSF = 1.00018231)

SYMBOL	DESCRIPTION
50.00	COORDINATE SYSTEM
50.01	VERTICAL: AHD
50.02	HORIZONTAL: GROUND PLANE ORIENTED
50.03	SCALE: GROUND (CSF = 1.00018231)
50.04	ADOPTED STATION & AUTHORITY
50.05	PSM 6628/16721
50.06	REL. 45.112
50.07	E. 281997.205
50.08	N. 6132249.819
50.09	VERTICAL: AHD
50.10	HORIZONTAL: GROUND PLANE ORIENTED
50.11	SCALE: GROUND (CSF = 1.00018231)

Alexander Symonds
 Surveying Consultants
 11 King William Street Kent Town, South Australia 5067
 PO Box 1000 Kent Town, SA 5071
 ABN 93007 753 988
 T (08) 8130 1666
 F (08) 8362 0939
 W www.alexander.com.au
 e alex@alexander.com.au

LEVEL AND DETAIL SURVEY
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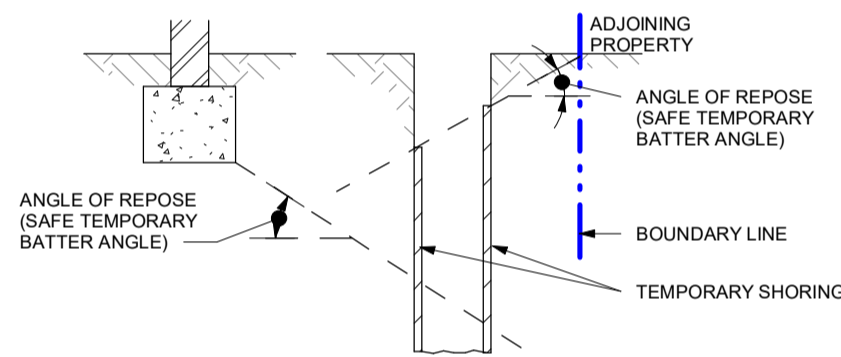
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ST. ALOYSIUS COLLEGE, ADELAIDE

CIVIL DRAWINGS

CIVIL GENERAL NOTES

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DOCUMENTS (INCLUDING ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS) AND ANY WRITTEN INSTRUCTIONS ISSUED DURING THE COURSE OF THE CONTRACT.
- ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK.
- WARNING TO CONTRACTORS:** CONTRACTORS MUST ASCERTAIN EXACT LOCATIONS OF ALL EXISTING SERVICES WHICH COULD BE AFFECTED BY THE WORKS AND CONTACT ALL RELEVANT AUTHORITIES BEFORE COMMENCING ANY EXCAVATION.
- ALL EXCAVATED AND FILLED AREAS SHALL BE SURFACED WITH A LAYER OF APPROVED TOPSOIL IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS DRAWINGS.
- ALL TRENCHING WORK SHALL TO BE IN ACCORDANCE WITH THE RELEVANT ACTS, REGULATIONS & CODES OF PRACTICE. TRENCHES AND EXCAVATIONS BENEATH PAVEMENTS ARE TO BE BACKFILLED WITH CLASS 2 CRUSHED ROCK (20mm SIZE) AND COMPACTED TO 95% OF MODIFIED MAXIMUM DRY DENSITY UNLESS NOTED OTHERWISE.
- ALL TRENCHES THAT EXTENDS BELOW THE ANGLE OF REPOSE (SAFE TEMPORARY BATTER ANGLE) OF AN ADJOINING PROPERTY OR FOUNDATIONS SHALL BE ADEQUATELY SHORED (REGARDLESS OF DEPTH) OR CONSTRUCTED IN A HIT/MISS SEQUENCE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT TO ENSURE THAT THE ADJOINING PROPERTY OR FOUNDATIONS ARE PROTECTED AT ALL TIMES.



- ALL INTERNAL DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH AS/NZS 3500-2015 AUSTRALIAN STANDARD SERIES FOR 'PLUMBING AND DRAINAGE'.
- ALL STORMWATER DRAINAGE PIPES 150Ø OR LESS SHALL BE SEWER QUALITY UPVC WITH SOLVENT WELDED JOINTS, UNLESS NOTED OTHERWISE.
-CLASS SN6 MINIMUM IN NON TRAFFICABLE AREAS
-CLASS SN12 MINIMUM IN TRAFFICABLE AREAS
- ALL CONCRETE STORMWATER DRAINS TO BE
-CLASS 2 FRC OR CLASS 3 RCP (COVER < 2400) U.N.O
-CLASS 3 FRC OR CLASS 3 RCP (COVER > 2400) UNO
- ALL DOWNPIPE CONNECTIONS SHALL BE A MINIMUM OF 150Ø OR EQUAL TO THE DOWNPIPE DIAMETER, UNLESS NOTED OTHERWISE. ALL DOWNPIPES SHALL BE SEWER QUALITY UPVC WITH SOLVENT WELDED JOINTS.
- SUB-SOIL DRAINS SHALL BE 100 Ø PERFORATED CORRUGATED CLASS 400 WITH FILTER SOCK LAID AT 1:100 MIN. CONNECTIONS TO STORMWATER DRAINAGE SYSTEM TO BE 100 Ø UPVC.
- PIT COVER LEVELS SHALL MATCH SURROUNDING FINISHED LEVELS. DRAINAGE PITS SHALL BE CONSTRUCTED IN CONCRETE WITH 150mm THICK BASE & WALLS IN ACCORDANCE WITH ADELAIDE CITY COUNCIL STANDARD DRAWINGS. PIT DIMENSIONS ARE INTERNAL. ALL PITS DEEPER THAN 1000mm SHALL BE PROVIDED WITH STEP IRONS AT 300mm MAXIMUM CENTRES.
- CUT AND FILL BATTERS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT NO ADL2024-0163AB DATED 28/JUNE/2024 PREPARED BY CMW GEOSCIENCES.
- EXISTING CONTOURS SHOWN REFLECT SITE CONDITIONS AT TIME OF SURVEY.
- LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
- ALL LEVELS SHOWN ARE IN METRES. ALL DIMENSIONS ARE IN MILLIMETRES.
- SURVEY BACKGROUND INFORMATION SUPPLIED BY: ALEXANDER SYMONDS
- ALL VEGETATION/TREES REQUIRING REMOVAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR.
- BEFORE THE CONTRACTOR IMPORTS ANY FILL ON TO SITE THEY MUST PROVIDE THE SUPERINTENDENT WITH A REPORT/STATEMENT THAT THE MATERIAL IS NOT CONTAMINATED.
- AT THE COMPLETION OF CONSTRUCTION WORKS, ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REINSTATED AT THE CONTRACTORS EXPENSE.

- DOWNPIPE BRANCHES ARE NOT SHOWN IN SCHEDULES FOR CLARITY.
- ALL PIT COVERS IN LIGHT TO MEDIUM DUTY TRAFFICABLE PAVEMENTS SHALL BE CLASS 'C' U.N.O. ALL PIT COVERS IN HEAVY DUTY TRAFFICABLE PAVEMENTS SHALL BE CLASS 'D' U.N.O. ALL PIT COVERS IN LANDSCAPE AREAS SHALL BE CLASS 'A' U.N.O. GRATES AND FITTINGS SHALL BE MEDIUM DUTY HOT DIP GALVANISED.
- MATERIALS: ALL MATERIAL SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- INSTALLATION OF UNDERGROUND STORMWATER DRAINS SHALL BE IN ACCORDANCE WITH AS2032:2006 SECTIONS 5 (BURIED PIPES & FITTINGS).
- REINFORCED CONCRETE PIPES AND FIBRE REINFORCED CONCRETE DRAINS SHALL BE CLASS 2 RUBBER RING JOINTED IN ACCORDANCE WITH AS1302 U.N.O.
- WHERE A PIPELINE MAY BE SUBJECT TO ABNORMAL LOADING DURING CONSTRUCTION, TEMPORARY (OR PERMANENT) MEASURES SHALL BE TAKEN TO ENSURE THAT THE PIPELINE IS NOT OVERLOADED.
- DRAIN LAYING: BEFORE COMMENCING DRAINAGE WORK, OBTAIN BY SITE MEASUREMENT THE INVERT LEVELS OF ALL DRAINS TO WHICH CONNECTION IS TO BE MADE. IF THE LEVELS DIFFER FROM THOSE SHOWN ON THE DRAWINGS, ADVISE THE SUPERINTENDENT BEFORE PROCEEDING WITH THE DRAIN LAYING. DO NOT SCALE FROM CIVIL DRAWINGS. OBTAIN ALL DIMENSIONS FROM ARCHITECT OR LANDSCAPE ARCHITECT DRAWINGS.
- CONFIRM ALL STORMWATER DRAIN PIPE LEVELS BEFORE COMMENCEMENT OF CONSTRUCTION. WHERE NO LEVELS ARE SHOWN, LAY STORMWATER PIPES AT A MINIMUM GRADE OF 1 IN 100. UNLESS NOTED ON DRAWINGS THE MINIMUM COVER TO DRAINS IS 300mm.
- ALL FILLING MATERIAL, COMPACTION AND CONSTRUCTION REQUIREMENTS TO BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS REPORT.
- ALL SITEWORK CONCRETE SHALL BE F_c = 32MPa NORMAL CLASS CONCRETE U.N.O. ALL WORK SHALL BE IN ACCORDANCE WITH AS3600 INCLUDING CURING REQUIREMENTS.
- THESE NOTES ARE SUPPLEMENTARY TO AND DO NOT REPLACE THE SPECIFICATION TO WHICH THE CONTRACTOR SHALL COMPLY WITH. REFER TO ARCHITECTURAL DRAWINGS FOR SETTING OUT DIMENSIONS NOT SHOWN ON SITEWORKS DRAWING.
- ANY STRUCTURES, PAVEMENTS OR SURFACES DAMAGED, DIRTIED OR MADE UNSERVICEABLE DUE TO CONSTRUCTION WORK SHALL BE REINSTATED AND MADE GOOD.
- THE CONTRACTOR SHALL OBTAIN BUILD OVER CONSENT FOR ANY WORKS OVER EASEMENTS.
- DRAINAGE PIT COVERS SHALL BE LEVEL WITH AND SHALL CONFORM TO SLOPE AND CROSSFALL OF THE FINISHED SURFACE. THE FINISHED SURFACE LEVELS SHOWN AT PIT LOCATIONS ARE APPROXIMATE ONLY AND SHALL NOT BE USED FOR THE FIXING OF ANY DRAINAGE PIT COVER.
- UNLESS NOTED OTHERWISE, MINIMUM PIPE FALLS SHALL BE:
- 1:100 FOR 100Ø/150Ø
- 1:200 FOR 225Ø
- 1:250 FOR 300Ø
- 1:300 FOR 375Ø
- 1:350 FOR 450Ø
- PREMIXED CONCRETE SHALL BE MANUFACTURED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF AS1379
- CEMENT SHALL BE GENERAL PURPOSE PORTLAND CEMENT TYPE GP IN ACCORDANCE WITH AS3972. AGGREGATE SHALL COMPLY WITH AS2758.1
- CHEMICAL ADMIXTURES SHALL COMPLY WITH THE REQUIREMENTS OF AS1478 AND SHALL BE USED IN ACCORDANCE WITH THE PRACTICES DETAILED IN APPENDIX C OF THAT STANDARD.
- SUPERPLASTICISERS MAY BE USED TO INCREASE WORKABILITY AND TO MAINTAIN MAXIMUM WATER CEMENT RATIOS SPECIFIED, SUBJECT TO ENGINEER APPROVAL.
- REINFORCEMENT SHALL COMPLY WITH THE REQUIREMENTS OF AS1302, AS1303 AND AS1304, AS APPROPRIATE. REINFORCEMENT TO BE SUPPORTED IN ITS FINAL POSITION ON APPROVED BAR CHAIRS SUPPORTED ON PLASTIC DISKS ON A 600 x 600 GRID. FABRIC TO BE LAPPED A MINIMUM OF 2 CROSS WIRES PLUS 50mm.
- LIQUID MEMBRANE - FORMING CURING COMPOUNDS SHALL COMPLY WITH THE REQUIREMENTS OF AS3799 AND SHALL BE APPLIED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

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Level 5/95 Grenfell Street
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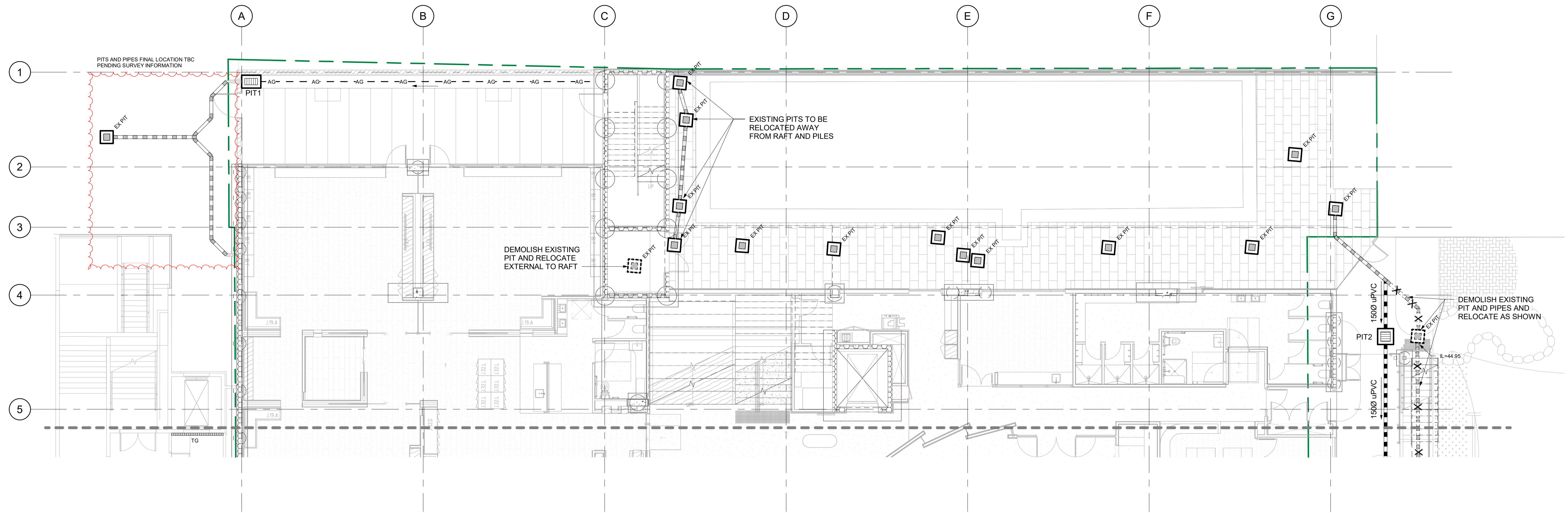
SHEET TITLE
CIVIL NOTES SHEET

100% DD

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CIVIL STORMWATER LEGEND

- 1500 uPVC
- STORMWATER DRAIN
1500 uPVC (1:100 MIN. FALL) U.N.O.
- EXISTING STORMWATER DRAIN
- DOWNPIPE CONNECTION
- STRIP DRAIN
- GRATED PIT
- NON GRATED PIT

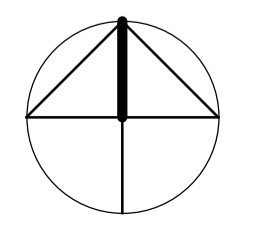
- EXISTING PIT
- DENOTES EXISTING PIT AND/OR PIPE TO BE DEMOLISHED. BUILDER TO ALLOW FOR DIVERTING CURRENT CONNECTING STORMWATER PIPES TO NEAREST STORMWATER PIT DOWNSTREAM OR CONSTRUCTION OF NEW STORMWATER PIT TO ALLOW FOR DEMOLITION OF EXISTING INTERNAL STORMWATER PITS

NOTE:
CCTV CONDITION SURVEY TO BE CARRIED OUT ON ALL EXISTING STORMWATER DRAIN AND PITS IN THE PERIPHERY OF NEW BUILDING WORKS TO ASCERTAIN CONDITION FOR THE PROPOSED RE-USE

- SPOON DRAIN 200 WIDE
1:100 FALL TOWARDS F.W.'S
- TRENCH GRATE
- SLOTTED AGRICULTURAL DRAIN
- IO INSPECTION OPENING
- FW FLOOR WASTE
- EXISTING SURFACE/PAVING LEVEL
- PAVING LEVEL
- KERB/PIPE INVERT LEVEL
- TOP OF KERB LEVEL

PIT SCHEDULE							
MARK	PIT LENGTH	PIT WIDTH	PIT TYPE	COVER TYPE	COVER LEVEL	INLET IL	OUTLET IL
PIT1	600	300	GRATED	LOAD CLASS C	TBC	-	-
PIT2	450	450	GRATED	LOAD CLASS C	45.520	44.84	44.79
PIT3	450	450	GRATED	LOAD CLASS C	45.660	-	TBC
PIT4	600	600	GRATED	LOAD CLASS C	45.660	-	TBC
PIT5	450	450	SOLID	LOAD CLASS C	45.505	TBC, 45.36	TBC
PIT6	450	450	GRATED	LOAD CLASS C	45.505	-	TBC
PIT7	450	450	GRATED	LOAD CLASS C	45.300	44.84	TBC
PIT8	600	600	GRATED	LOAD CLASS C	45.404	-	45.104
PIT9	450	450	GRATED	LOAD CLASS D	45.150	TBC, 45.064	TBC
PIT10	450	450	GRATED	LOAD CLASS D	45.150	TBC	TBC
PIT11	450	450	GRATED	LOAD CLASS D	45.050	TBC	TBC

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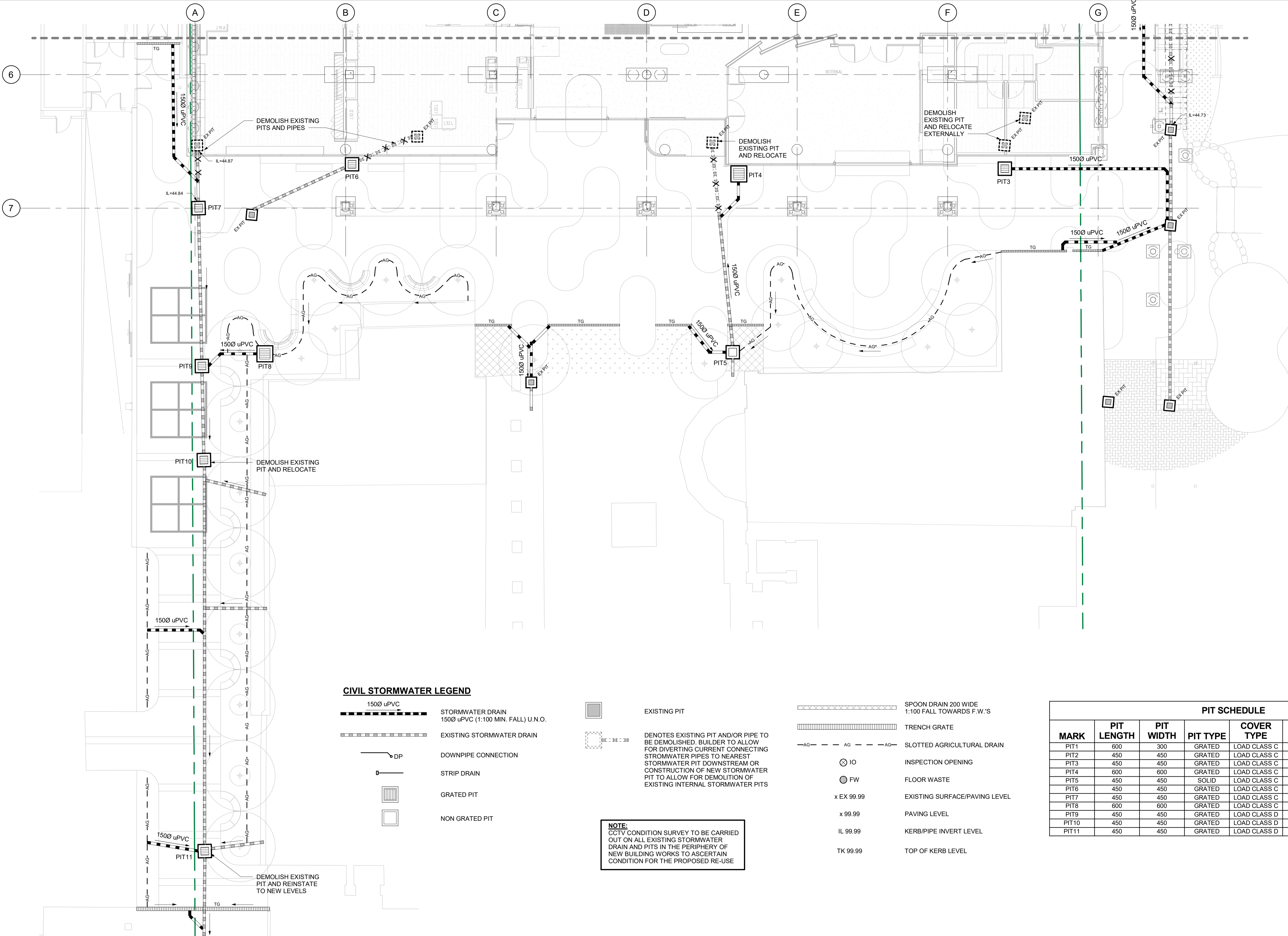
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CIVIL STORMWATER PLAN - SHEET 1

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CIVIL STORMWATER LEGEND

- STORMWATER DRAIN
1500 uPVC (1:100 MIN. FALL) U.N.O.
- EXISTING STORMWATER DRAIN
- DOWNPIPE CONNECTION
- STRIP DRAIN
- GRATED PIT
- NON GRATED PIT

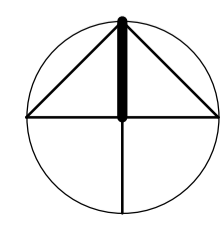
- EXISTING PIT
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- SPOON DRAIN 200 WIDE
1:100 FALL TOWARDS F.W.'S
- TRENCH GRATE
- SLOTTED AGRICULTURAL DRAIN
- IO
INSPECTION OPENING
- FW
FLOOR WASTE
- x EX 99.99
EXISTING SURFACE/PAVING LEVEL
- x 99.99
PAVING LEVEL
- IL 99.99
KERB/PIPE INVERT LEVEL
- TK 99.99
TOP OF KERB LEVEL

PIT SCHEDULE							
MARK	PIT LENGTH	PIT WIDTH	PIT TYPE	COVER TYPE	COVER LEVEL	INLET IL	OUTLET IL
PIT1	600	300	GRATED	LOAD CLASS C	TBC	-	-
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PIT7	450	450	GRATED	LOAD CLASS C	45.300	44.84	TBC
PIT8	600	600	GRATED	LOAD CLASS C	45.404	-	45.104
PIT9	450	450	GRATED	LOAD CLASS D	45.150	TBC, 45.064	TBC
PIT10	450	450	GRATED	LOAD CLASS D	45.150	-	TBC
PIT11	450	450	GRATED	LOAD CLASS D	45.050	TBC	TBC

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SHEET TITLE
**CIVIL STORMWATER PLAN -
SHEET 2**

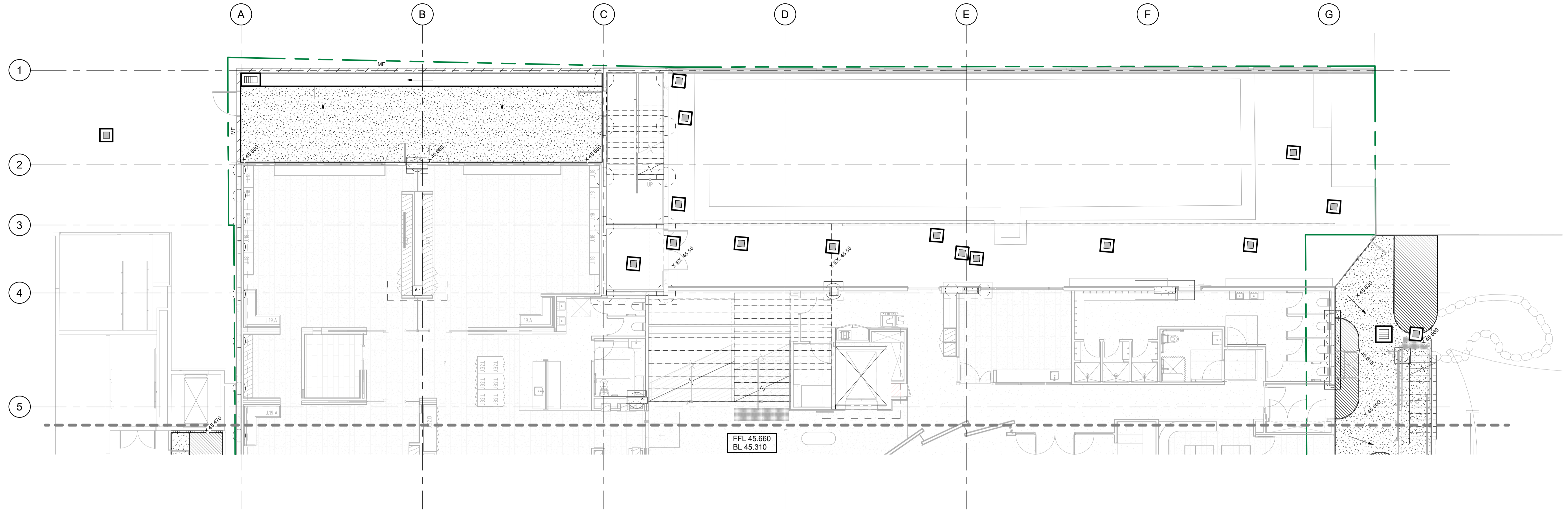
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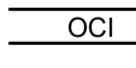
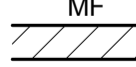
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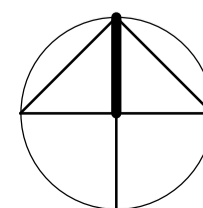
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CIVIL PAVING LEGEND

- 
 DENOTES LIGHTY-DUTY TRAFFICABLE CONCRETE PAVING SLAB WITH FINISH TYPE 1 REFER TO LANDSCAPE ARCHITECT DETAIL FOR FINISH TYPES AND EXTENT
- 
 DENOTES LIGHTY-DUTY TRAFFICABLE CONCRETE PAVING SLAB WITH FINISH TYPE 2 REFER TO LANDSCAPE ARCHITECT DETAIL FOR FINISH TYPES AND EXTENT
- 
 DENOTES NON TRAFFICABLE EXTERNAL BLOCK PAVING REFER TO THE LANDSCAPE ARCHITECT DETAILS
- 
 DENOTES OPEN CONCRETE INVERT DRAIN WITH 150 DIAMETER STORMWATER PIPE FALLING TO STORMWATER PIT REFER TYPICAL DETAIL
- 
 DENOTES NEW MASONRY FENCE REFER TYPICAL DETAIL

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SHEET TITLE
**CIVIL PAVING PLAN - SHEET
1**

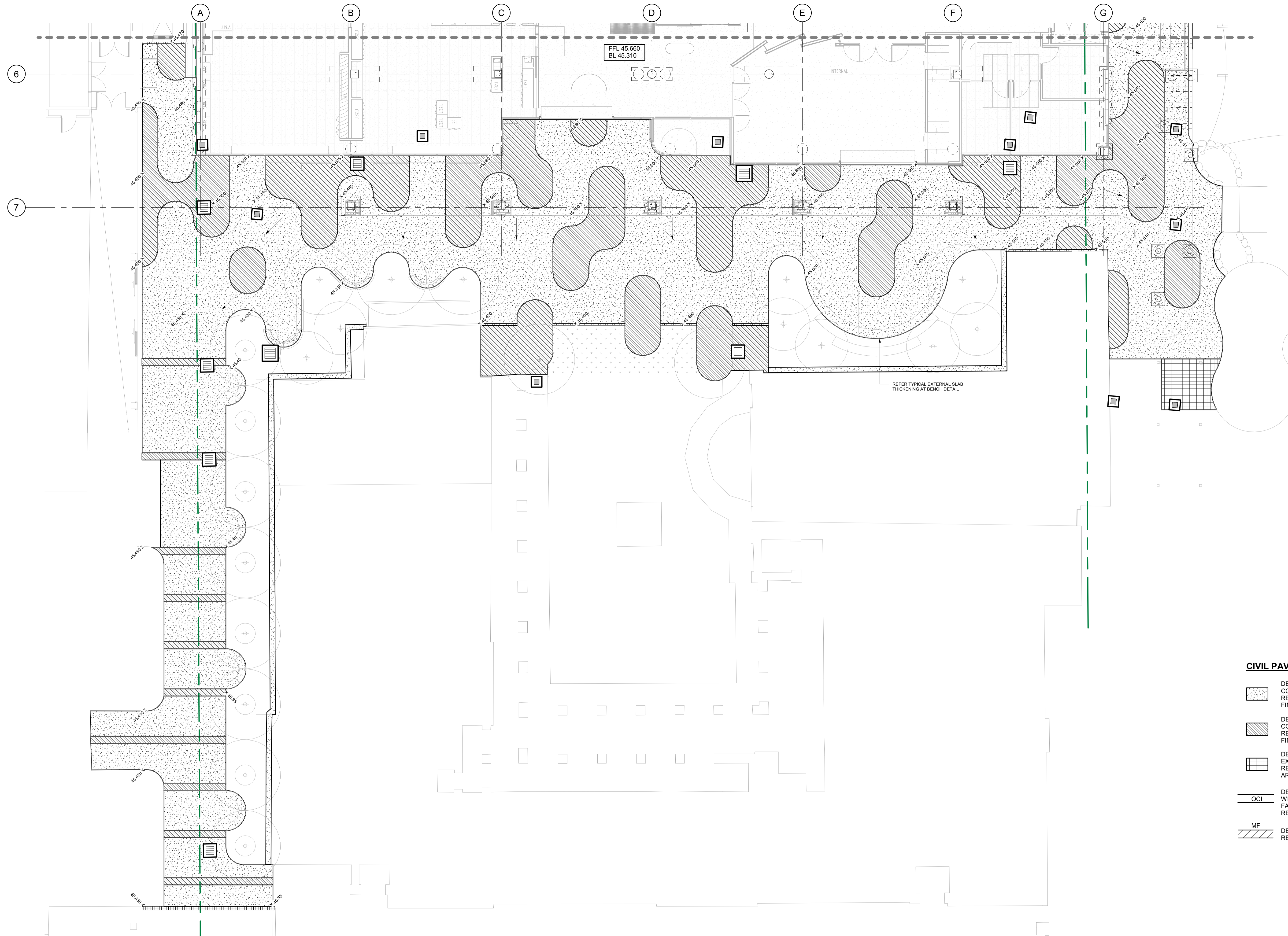
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



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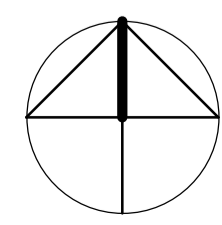
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CIVIL PAVING LEGEND

- 
 DENOTES LIGHTY-DUTY TRAFFICABLE CONCRETE PAVING SLAB WITH FINISH TYPE 1 REFER TO LANDSCAPE ARCHITECT DETAIL FOR FINISH TYPES AND EXTENT
- 
 DENOTES LIGHTY-DUTY TRAFFICABLE CONCRETE PAVING SLAB WITH FINISH TYPE 2 REFER TO LANDSCAPE ARCHITECT DETAIL FOR FINISH TYPES AND EXTENT
- 
 DENOTES NON TRAFFICABLE EXTERNAL BLOCK PAVING REFER TO THE LANDSCAPE ARCHITECT DETAILS
- 
 DENOTES OPEN CONCRETE INVERT DRAIN WITH 150 DIAMETER STORMWATER PIPE FALLING TO STORMWATER PIT REFER TYPICAL DETAIL
- 
 DENOTES NEW MASONRY FENCE REFER TYPICAL DETAIL

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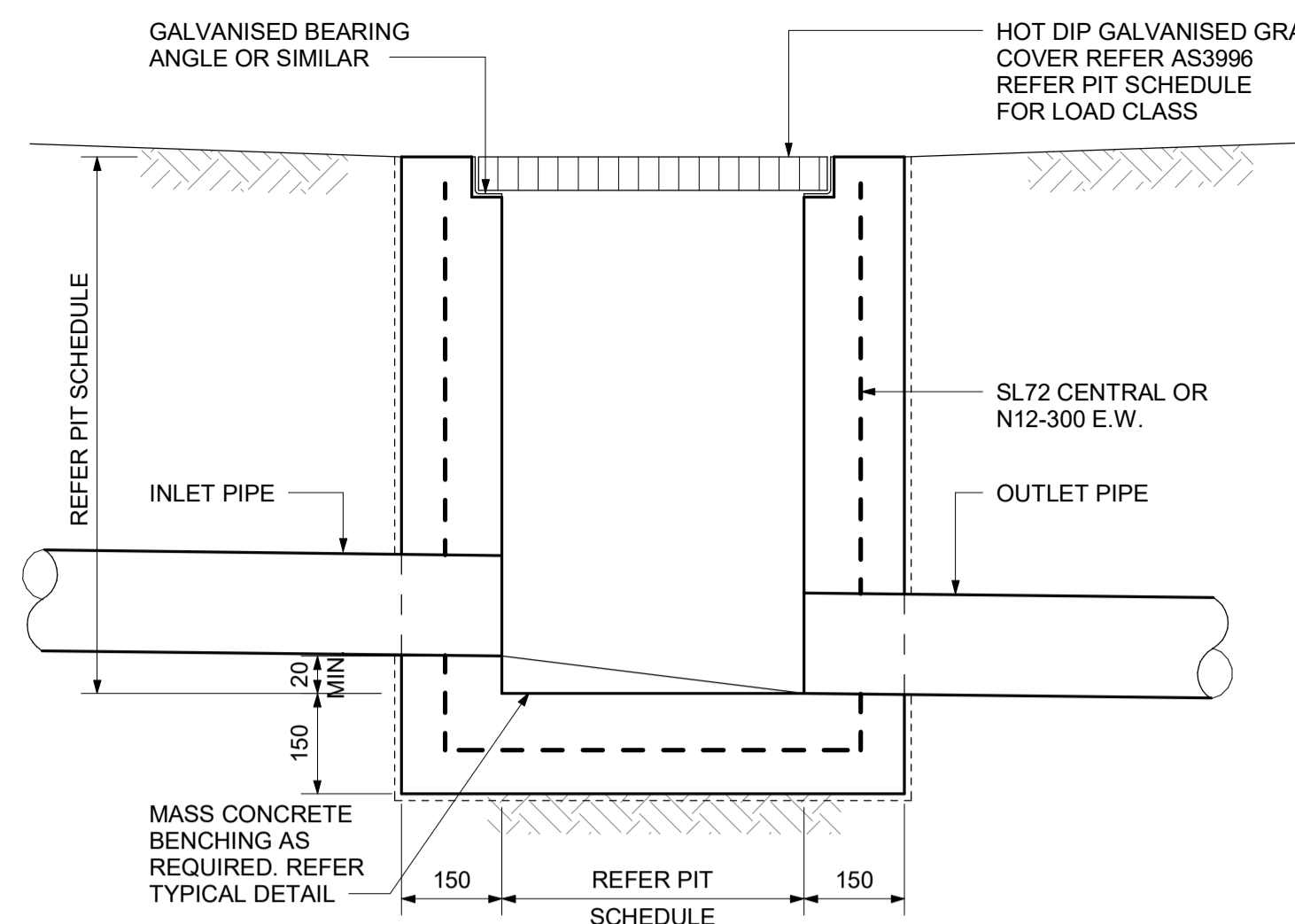
SHEET TITLE
**CIVIL PAVING PLAN - SHEET
2**

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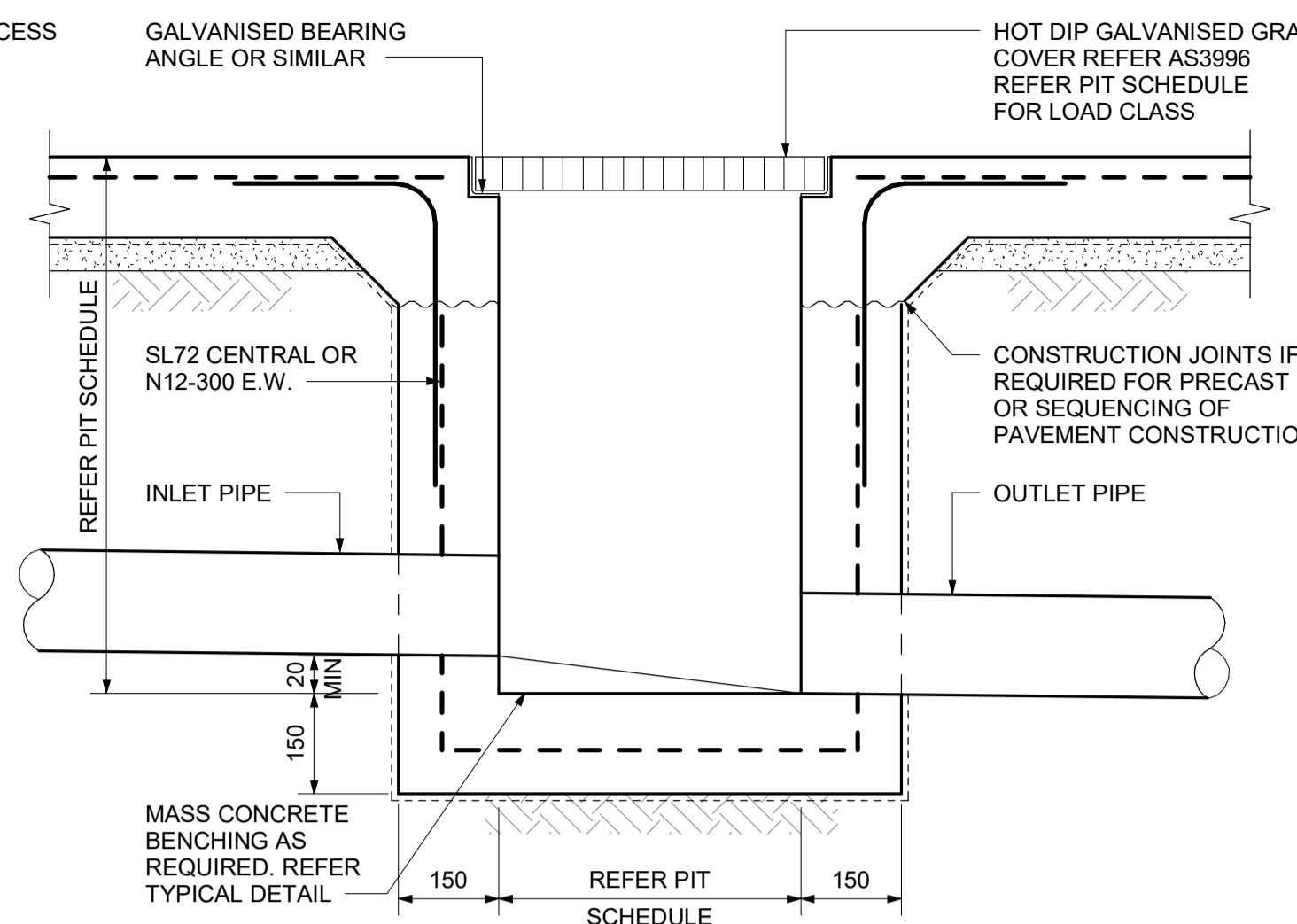
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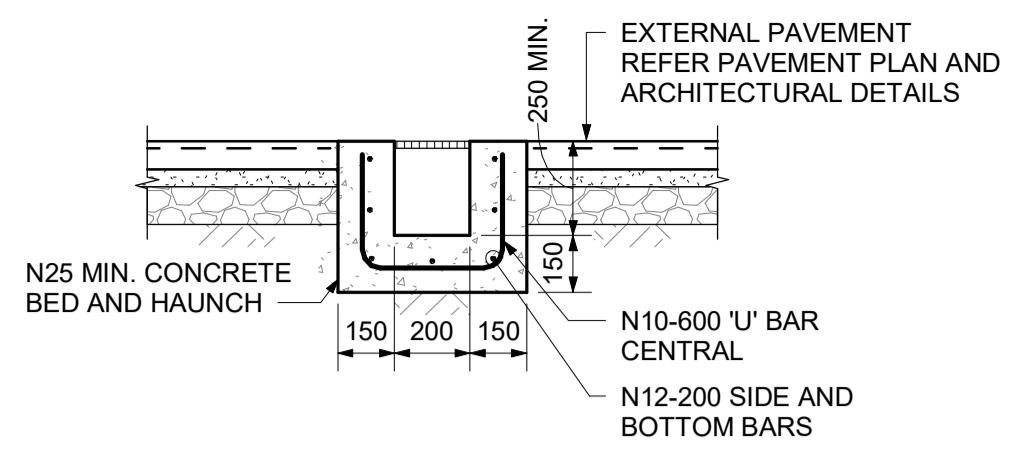
- NOTES:**
1. DEPTHS OF 450 SQUARE PITS NOT TO EXCEED 600 DEEP. DEPTHS OF 600 SQUARE PITS NOT TO EXCEED 900 DEEP. OTHERWISE INCREASE ONE DIRECTION BY 300 (eg. 600 x 900 PIT) PITS TO BE 900 SQUARE WHERE DEPTH TO INVERT EXCEEDS 1200.
 2. CLIMB IRONS SHALL BE PROVIDED UNDER LID AT 300 CTS. TO COUNCIL STANDARDS WHERE PIT DEPTH IS DEEPER THAN 1000.
 3. REINFORCEMENT NOTED IS ONLY REQUIRED FOR PITS EXCEEDING 900 DEEP. SUBJECT TO COUNCIL REQUIREMENTS PITS GREATER THAN 3000 DEEP WILL REQUIRE STRUCTURAL ENGINEERS DESIGN.
 4. ALTERNATIVE PIT CONSTRUCTION (eg. PRECAST) MAY BE USED SUBJECT TO THE ENGINEERS APPROVAL.
 5. MIN. CONCRETE STRENGTH $F_c = 32\text{MPa}$

TYPICAL CONCRETE INLET PIT DETAIL (NATURAL SURFACE)
1:10

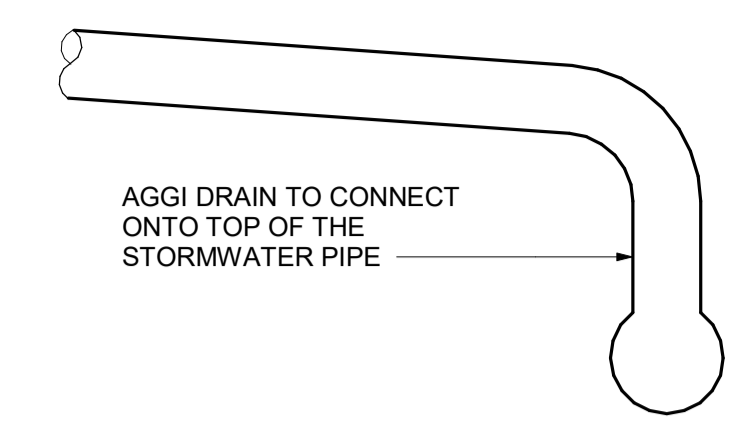


- NOTES:**
1. DEPTHS OF 450 SQUARE PITS NOT TO EXCEED 600 DEEP. DEPTHS OF 600 SQUARE PITS NOT TO EXCEED 900 DEEP. OTHERWISE INCREASE ONE DIRECTION BY 300 (eg. 600 x 900 PIT) PITS TO BE 900 SQUARE WHERE DEPTH TO INVERT EXCEEDS 1200.
 2. CLIMB IRONS SHALL BE PROVIDED UNDER LID AT 300 CTS. TO COUNCIL STANDARDS WHERE PIT DEPTH IS DEEPER THAN 1000.
 3. REINFORCEMENT NOTED IS ONLY REQUIRED FOR PITS EXCEEDING 900 DEEP. SUBJECT TO COUNCIL REQUIREMENTS PITS GREATER THAN 3000 DEEP WILL REQUIRE STRUCTURAL ENGINEERS DESIGN.
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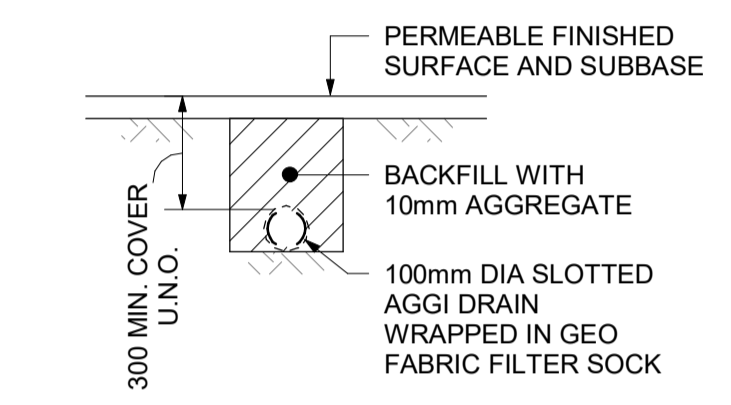
TYPICAL CONCRETE INLET PIT DETAIL (CONCRETE SURFACE)
1:10



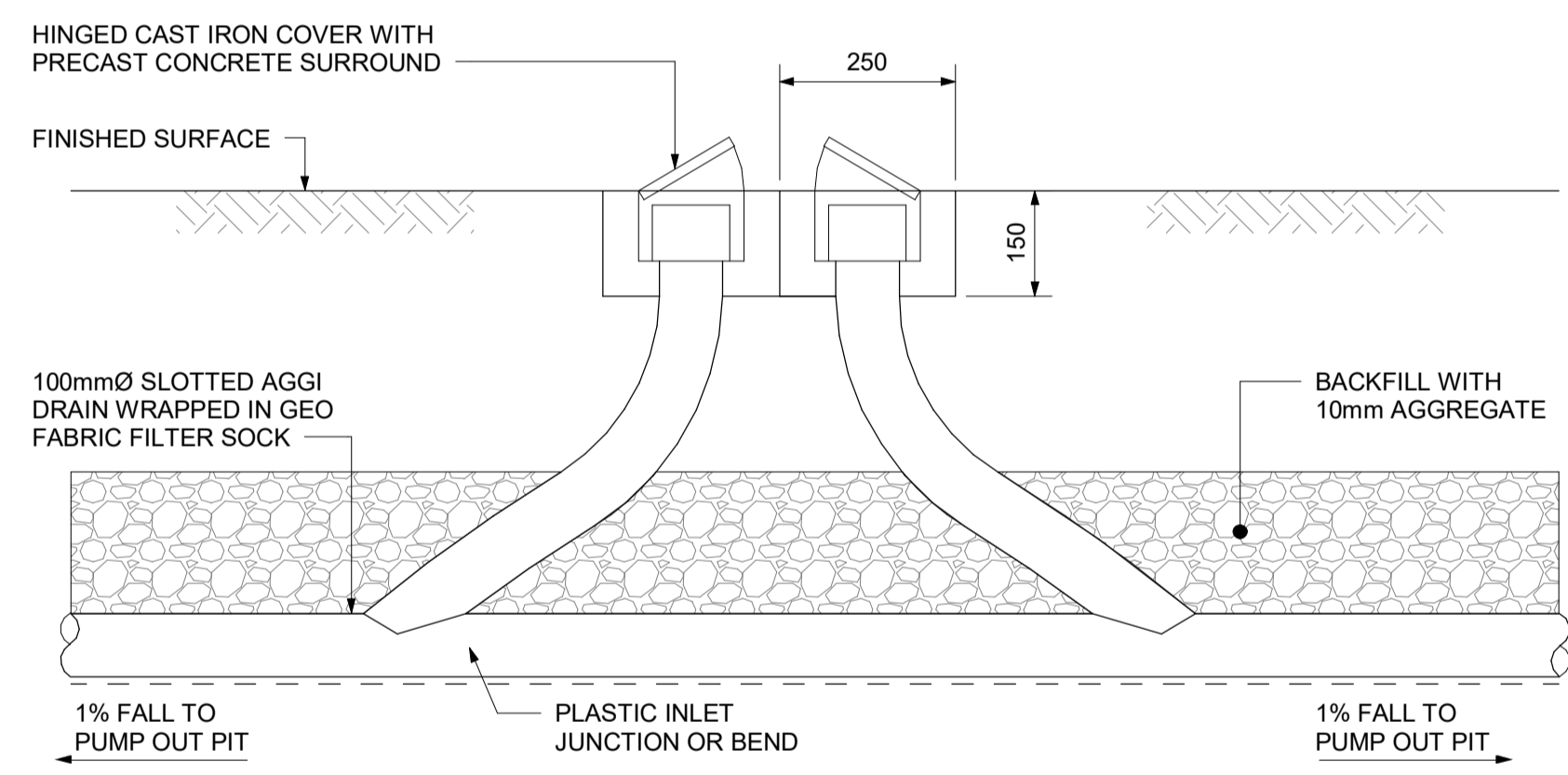
TYPICAL TRENCH DRAIN DETAIL
1:20



TYPICAL AGGI DRAIN TO PIPE DETAIL
1:10

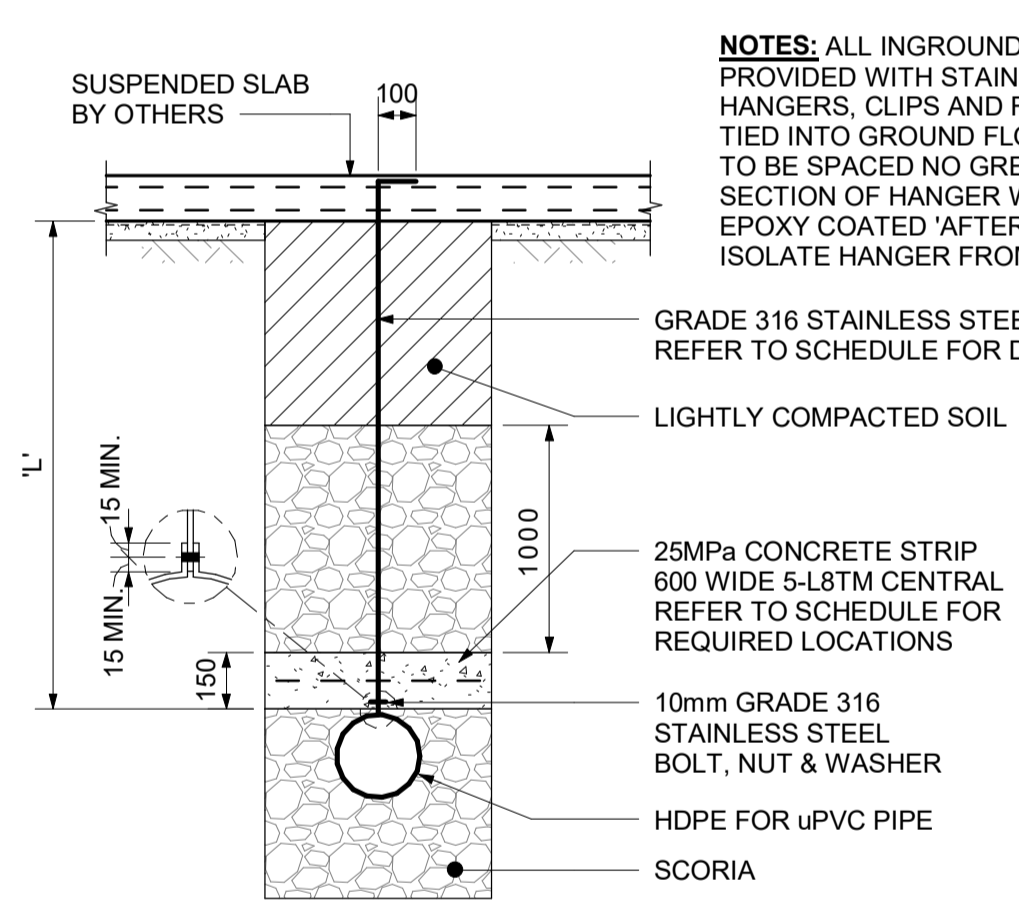


TYPICAL AGGI DRAIN DETAIL
1:20



- NOTES:**
1. MIN. GRADE OF SUBSOIL DRAINAGE PIPES IS TO BE 1.0%.
 2. JOINTS IN FILTER FABRIC TO BE LAPPED A MIN. 300mm.
 3. PROVIDE FLUSHING POINTS TO ENDS OF AGGI DRAINS AND AT 30m MAX. CTS.

TYPICAL AGGI DRAIN FLUSHING POINT
1:10



- NOTES:** ALL INGROUND SERVICES ARE TO BE PROVIDED WITH STAINLESS STEEL HANGERS, CLIPS AND FIXINGS '316 GRADE' TIED INTO GROUND FLOOR SLAB. CLIPS ARE TO BE SPACED NO GREATER THAN 600mm. SECTION OF HANGER WITHIN SLAB TO BE EPOXY COATED 'AFTER BENDING' TO ISOLATE HANGER FROM REBARS

DEPTH OF PIPE BELOW SLAB LEVEL ('L')	SOIL LOAD	HANGER TYPE	HANGER CTRS	CONCRETE STRIP REQUIRED
0mm - 500mm	0 - 4kN/m	25mm x 3mm	600	NO
500mm - 1000mm	4 - 8kN/m	25mm x 3mm	600	YES (SEE NOTES)
1000mm - 1500mm	8 - 19kN/m	25mm x 3mm 25mm x 6mm	350 550	YES
1500mm - 2000mm	19 - 22kN/m	25mm x 6mm	500	YES
2000mm - 2400mm	22 - 30kN/m	25mm x 6mm	400	YES
2400mm - 2700mm	30 - 36kN/m	25mm x 6mm	300	YES

- HANGER CAPACITIES (ULTIMATE)**
- 25x6mm STRIP WITH 12mm BOLT HOLE =11.3kN
 - 25x3mm STRIP WITH 12mm BOLT HOLE =7.2kN

- NOTES**
- FOR EMBEDMENT DEPTH OF 500 - 1000mm THE CONCRETE STRIP MAY BE OMITTED IF THE PIPES ARE HIGH-DENSITY POLYETHYLENE PIPE (HDPE) WITH AN EXTERNAL DIAMETER TO WALL THICKNESS RATIO <20 & HANGER CTS ARE REDUCED TO 50mm
 - FOR HANGER DEPTHS LESS THAN 500mm 6mm GRADE 316 STAINLESS STEEL BOLTS NUT & WASHERS MAY BE ADOPTED

IN-GROUND SERVICES HANGING SUPPORT DETAIL
1:20

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SHEET TITLE
CIVIL TYPICAL STORMWATER DETAILS

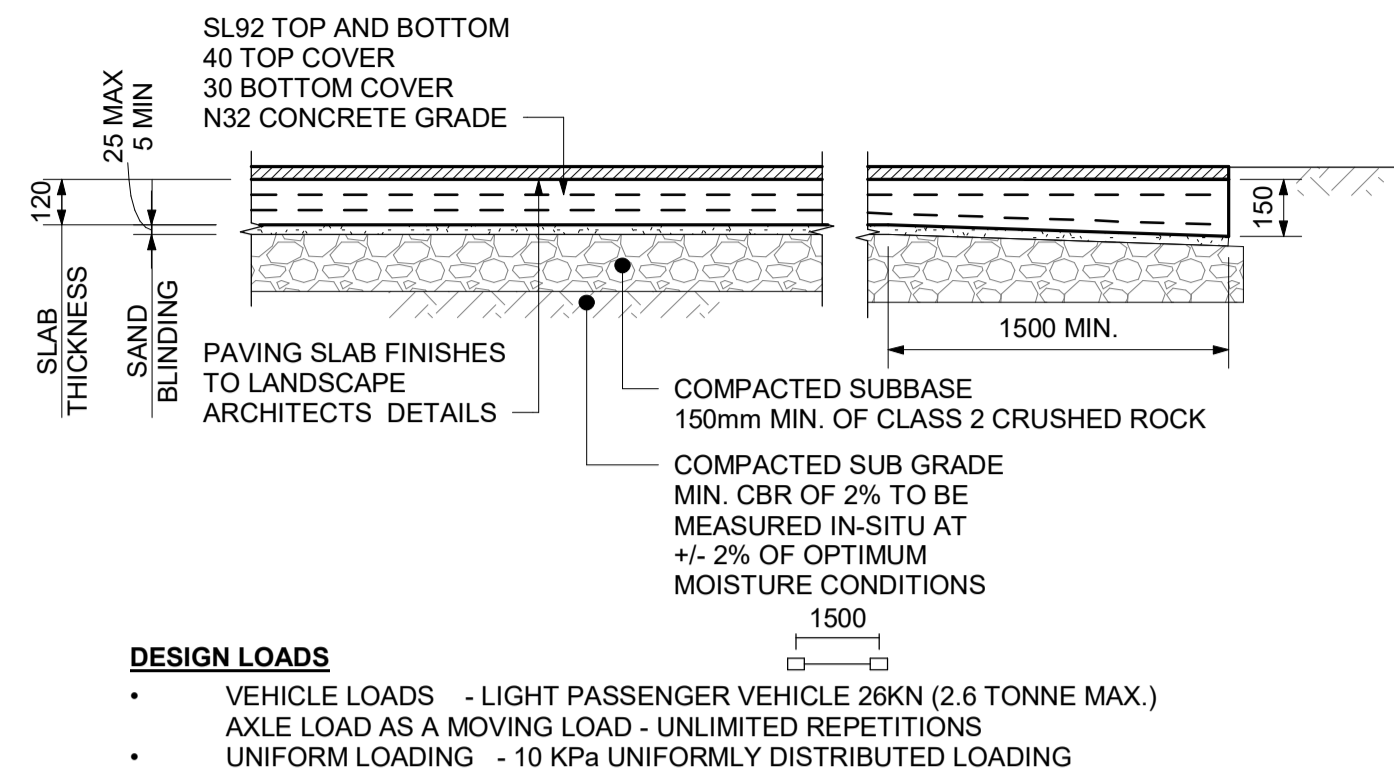
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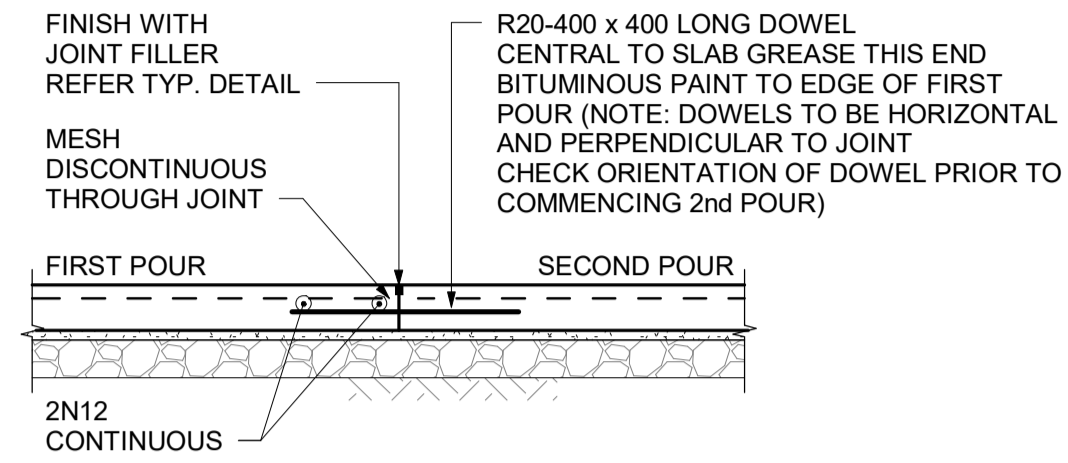
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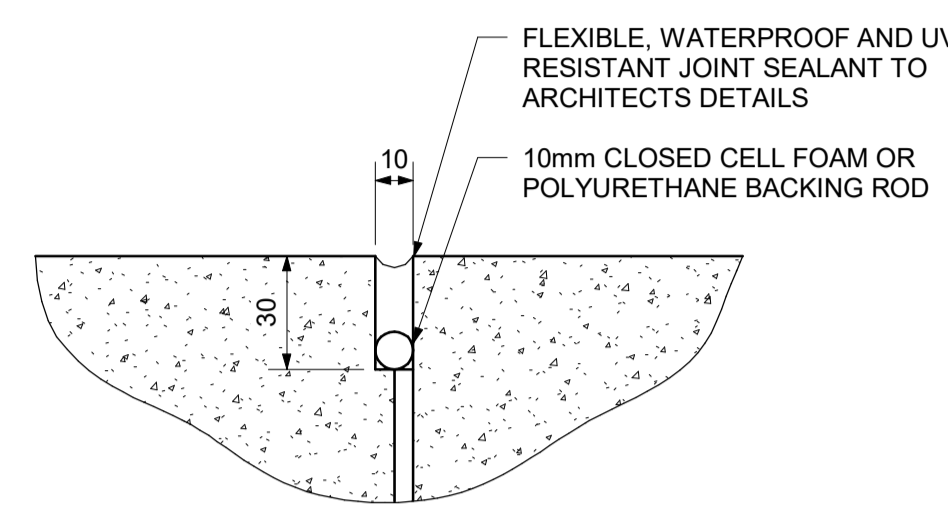
LIGHT DUTY TRAFFICABLE EXTERNAL PAVING SLAB DETAIL

1:20



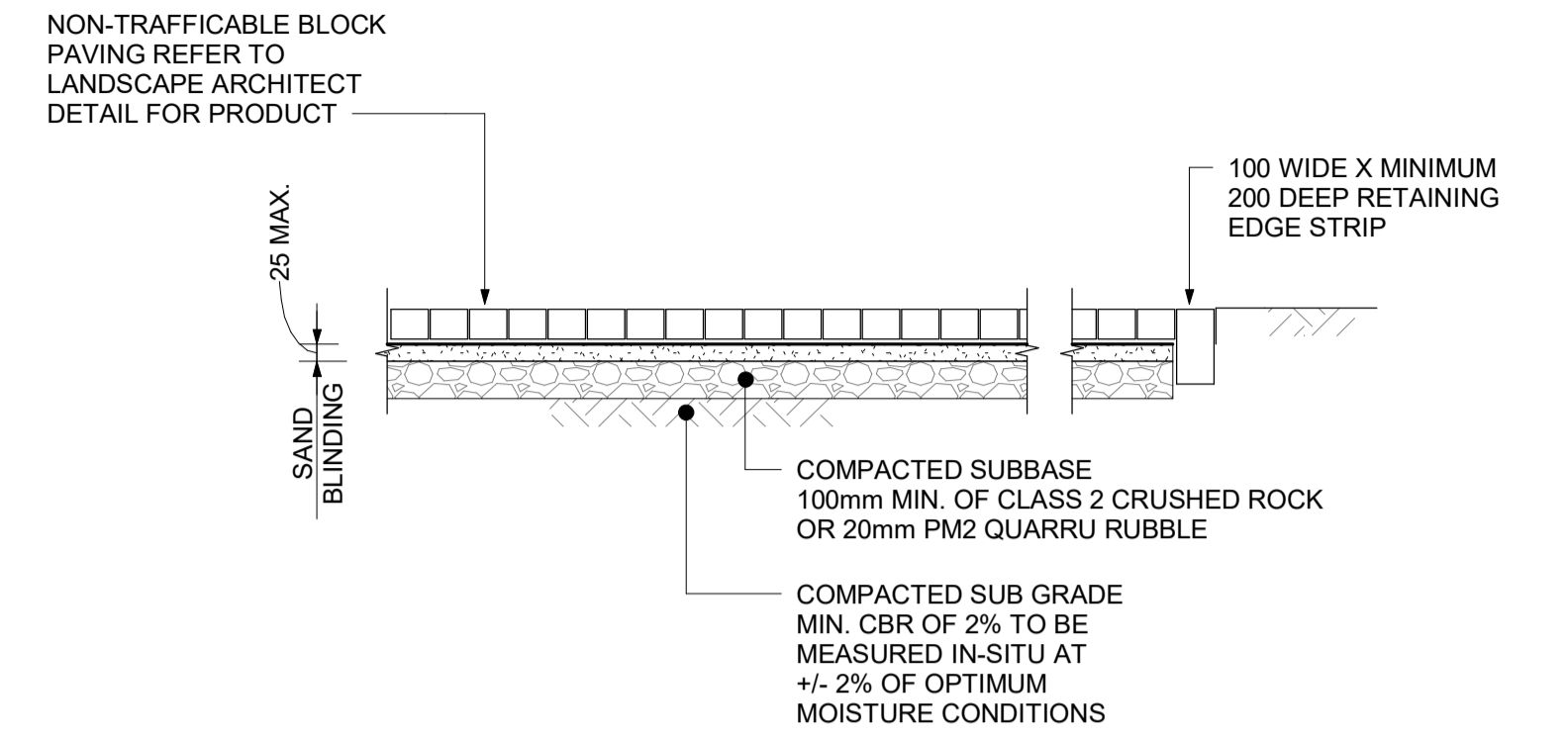
TYPICAL CONSTRUCTION JOINT (C.J.) DETAIL (PAVING)

1:20



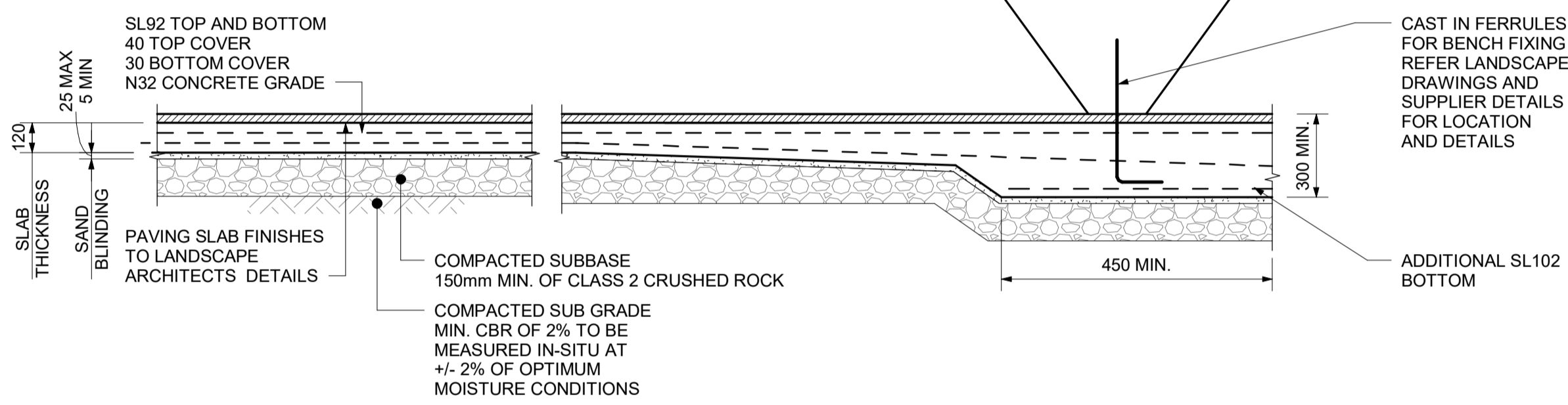
TYPICAL JOINT FILLER DETAIL (PAVING)

1:2



NON TRAFFICABLE EXTERNAL BLOCK PAVING

1:20



TYPICAL EXTERNAL SLAB THICKENING AT BENCH DETAIL

1:20

SUBBASE AND SUBGRADE DESIGN CRITERIA:			
•	COMPACT SUBGRADE TO 98% OF STANDARD AT ± 2% OF OPTIMUM MOISTURE CONTENT		
•	COMPACT BENCH MATERIAL TO 98% OF STANDARD AT ± 2% OF OPTIMUM OF MOISTURE CONTENT. COMPACT IN LAYERS OF 150 MAXIMUM LOOSE MATERIAL		
•	COMPACT SUB BASE MATERIAL TO 98% OF STANDARD AT ± 2% OF OPTIMUM MOISTURE CONTENT. COMPACT IN LAYERS OF 150 MAXIMUM LOOSE MATERIAL		
•	CONTINUE SUBBASE PREPARATIONS AND SUBBASE 500 MIN. BEYOND EDGE OF PAVING OR KERB		

REV.	DATE	DESCRIPTION	BY
01	29/08/2024	100% DESIGN DEVELOPMENT	MM

CLIENT
ST. ALOYSIUS COLLEGE

PROJECT
ST. ALOYSIUS COLLEGE, ADELAIDE

M A T T E R

CONSULTING STRUCTURAL ENGINEERS

Level 5/95 Grenfell Street
Adelaide SA 5000
T: (08) 8311 3789
matterconsulting.com.au

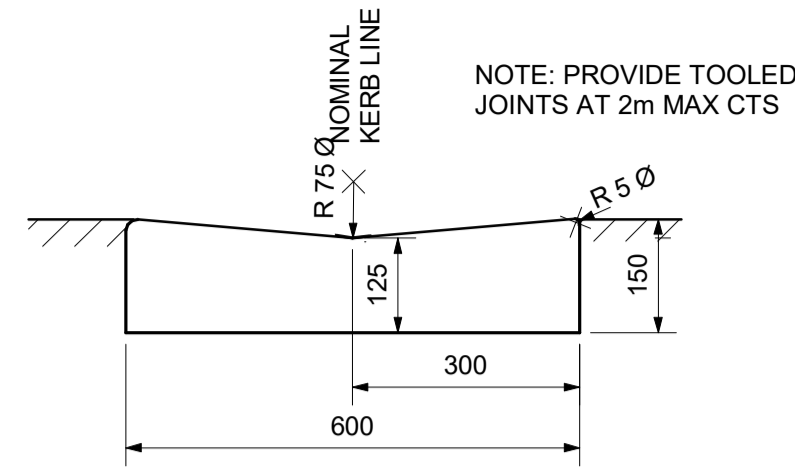
SHEET TITLE
CIVIL TYPICAL CONCRETE PAVING SLAB DETAILS

100% DD

DRAWN BY: MM CHECKED BY: SK APPROVED BY: AS SHOWN SCALE: AS SHOWN DRAWN DATE: 18/06/2024

PROJECT NO: 23228A SHEET NO: C02.200 REVISION NO: 01

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NOTE: PROVIDE TOOLED JOINTS AT 2m MAX CTS

TYPICAL OPEN CONCRETE INVERT (OCI)

1:10

REV.	DATE	DESCRIPTION	BY
01	29/08/2024	100% DESIGN DEVELOPMENT	MM

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Adelaide SA 5000
T: (08) 8311 3789
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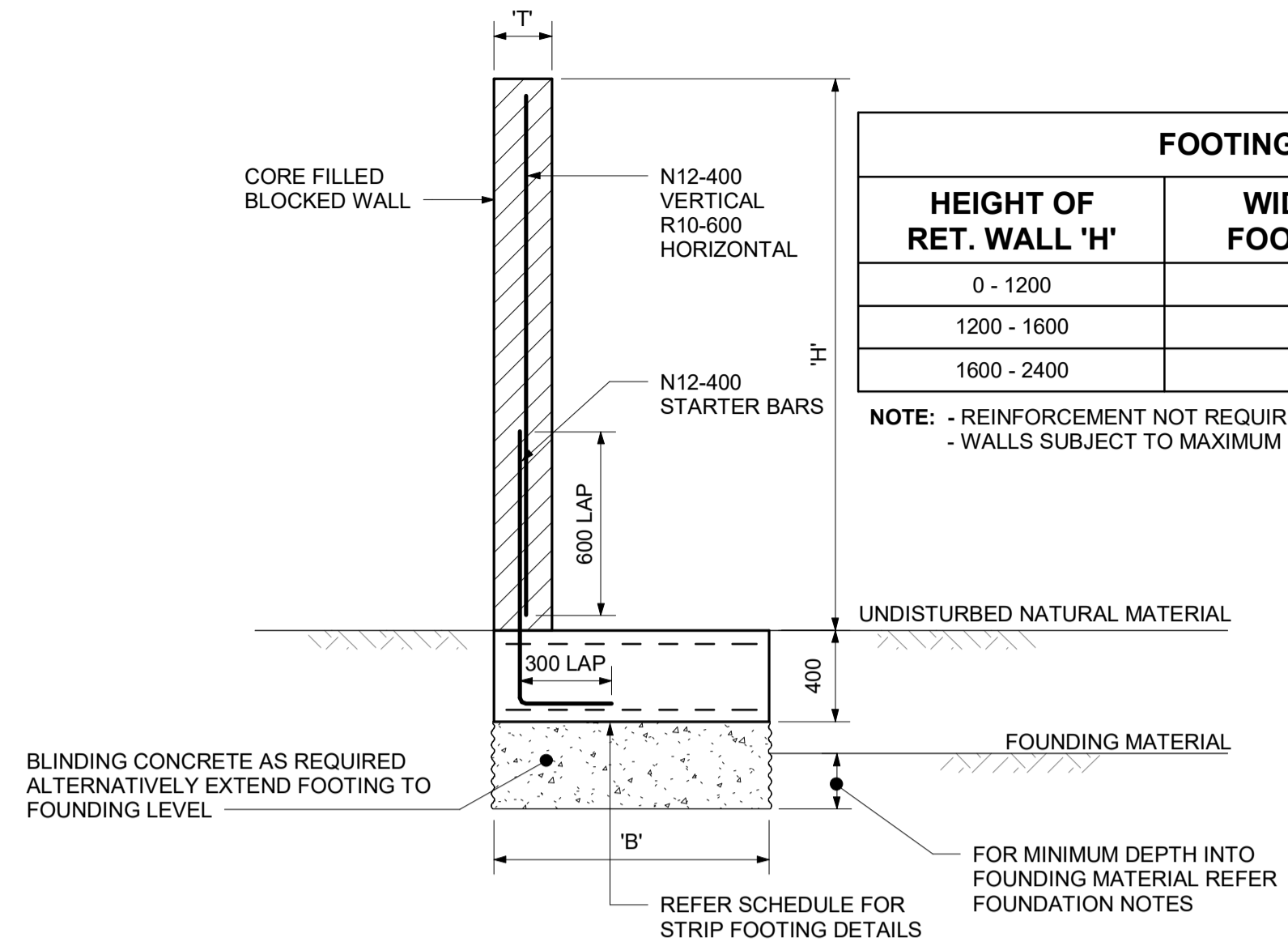
SHEET TITLE
**CIVIL TYPICAL KERB
DETAILS**

100% DD

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MM	SK		1:10	18/06/2024

PROJECT NO:	SHEET NO:	REVISION NO:
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FOOTING SCHEDULE			
HEIGHT OF RET. WALL 'H'	WIDTH OF FOOTING 'B'	WIDTH OF RETAINING WALL 'T'	FOOTING REINFORCEMENT
0 - 1200	500	140 MIN.	5L11TM T&B
1200 - 1600	700	140 MIN.	SL82 T&B
1600 - 2400	800	190 MIN.	SL82 T&B

NOTE: - REINFORCEMENT NOT REQUIRED FOR WALL HEIGHTS LESS THAN 1000mm.
 - WALLS SUBJECT TO MAXIMUM ULTIMATE WIND PRESSURE OF 1.5kPa.

TYPICAL MASONRY FENCE DETAIL

1:20

REV.	DATE	DESCRIPTION	BY
01	29/08/2024	100% DESIGN DEVELOPMENT	MM

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PROJECT
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 Adelaide SA 5000
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SHEET TITLE
CIVIL TYPICAL FENCE DETAILS

100% DD

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MM	SK		1:20		18/06/2024

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29/08/2024 3:02:08 PM



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BRINGING BUILDINGS TO LIFE

ST ALOYSIUS COLLEGE
PRIMARY SCHOOL

REVISION T1 TENDER REPORT

ACOUSTIC SERVICES

CJI:OZH
57837/6/1
10 September 2024

RCP
Level 99, Gawler Place
ADELAIDE SA 5000

Attention: Mr W Sharp

Dear Sir

**ST ALOYSIUS COLLEGE, PRIMARY SCHOOL
REVISION T1 TENDER ACOUSTIC REPORT
ACOUSTIC SERVICES**

As requested, we enclose a copy of our design report on the Acoustic Services on the above project for your review and comments.

We trust that the report provides sufficient information for your immediate purpose and we would be most pleased to further discuss any aspect upon your request.

Yours faithfully
BESTEC PTY LTD



**LOW CHYI JIE (CJ)
ACOUSTIC SERVICES ENGINEER**

Encl

REPORT ISSUE REGISTER

REVISION	DATE	REVISION DESCRIPTION
00	12.09.2024	Revision T1 Tender Issue

CONTENTS

Introduction	5
Executive Summary	5
Acoustic Analysis	6
References.....	6
Proposed Development.....	6
Proposed Development and Conditions	7
Design Criteria.....	8
Environmental Noise	8
Building Acoustics	8
Background Noise	9
Sound Insulation.....	10
Room Acoustics.....	10
Assessment and Recommendation	10
General Recommendation	10
Sound Insulation.....	11
Room Acoustics.....	13
Building Envelope.....	14
Environmental Acoustics.....	17
APPENDIX A	18
APPENDIX B	24