

CO-LOCATED HOUSING POLICY

Future Living Code Amendment

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Co-located Housing Policy

Future Living Code Amendment by the State Planning Commission

A new Co-located Housing Overlay and definition of 'co-located housing' are proposed to be introduced in to the Planning and Design Code through the Future Living Code Amendment. These new policies will be used in conjunction with existing planning rules located elsewhere in the Code, including zones, overlays and general development policies.

Key policies guiding matters such as heritage/character preservation, building heights and tree protections already exist in the Code and will continue to apply to help deliver co-located housing in its envisaged form.

This document provides an extract of the policies anticipated to be applied to the performance assessment of co-located housing.

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NEW Co-located Housing Definition

Co-located housing means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay:

- a) that each occupy an allotment created under the *Community Titles Act 1996*;
- b) that comprises at least one or more established dwellings facing a primary street that may be sensitively altered and / or extended as part of the co-located housing development to accommodate additional dwellings; and
- c) that incorporates communal open space that is accessible to all dwellings; and
- d) may also comprise other common areas and / or facilities for shared use by all occupants, including:
 - i. a common building that includes facilities such as a shared kitchen, dining and / or living facilities
 - ii. shared laundry facilities
 - iii. shared carparking.

NEW Co-located Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Co-located housing integrated within and amongst existing housing stock to cater for a variety of household structures, including aging in place, whilst maintaining existing dwellings, streetscape character, and neighbourhood amenity.

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 Co-located housing established to support variety in housing options.	DTS/DPF 1.1 None are applicable.
Site Dimensions and Land Division	
PO 2.1 Sites for co-located housing are of a suitable size to accommodate the intended number of dwellings, common facilities for shared use (which may include a kitchen, dining / living room and laundry), shared car parking, communal open space, soft landscaping areas and retention of existing mature vegetation.	DTS/DPF 2.1 None are applicable.
PO 2.2 Co-located housing includes (as part of the application, or via a current existing development authorisation) a community title land division with a community scheme description (if applicable) and by-laws that address the tenure, access, functional and operational management matters of co-located housing.	DTS/DPF 2.2 None are applicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 2.3</p> <p>Amalgamation of sites is encouraged to achieve improved design outcomes for co-located housing including improved solar orientation of housing, increased soft landscaping and greater retention of tree canopy.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Division of land providing for co-located housing will be taken to retain the historical pattern of land division in the locality (where applicable).</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>Built Form and Character</p>	
<p>PO 3.1</p> <p>Co-located housing features dwellings behind or integrated with one or more established dwellings which faces the primary street in a manner which preserves the existing streetscape pattern and character.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Co-located housing incorporates form, height, scale, spacing and design that complements the prevailing streetscape character of the locality.</p>	<p>DTS/DPF3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>New building(s) accommodating dwelling(s) for co-located housing have footprint(s) which minimise bulk and scale impacts on adjoining residential properties and retains areas for landscaping and communal open space.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Co-located housing dwellings are separated from other buildings and boundaries within the site to facilitate the provision of open space, retention of deep root zones for trees, reduce the visual impact of buildings, and provide an attractive outlook and access to light and ventilation from both within and external to the development site.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>Co-located housing boundary walls are limited in height and length to manage visual and</p>	<p>DTS/DPF 3.5</p> <p>Side boundary walls occur only on one side boundary and satisfy (a) or (b) below:</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
overshadowing impacts on adjoining residential properties.	<ul style="list-style-type: none"> (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: <ul style="list-style-type: none"> (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 8m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
Open Space	
<p>PO 4.1</p> <p>Shared or communal open space is provided to meet the needs of co-located housing occupants, in a manner that encourages interaction between occupants and provides privacy from public view while complementing streetscape character.</p>	<p>DTS/DPF 4.1</p> <p>Private open space is taken to be met for co-located housing if all the following are achieved:</p> <ul style="list-style-type: none"> (a) an average minimum of 16m² of communal open space is provided per co-located housing dwelling for shared use by all occupants (b) 80m² of communal open space, with a minimum dimension of 5m, is provided in a single location that is overlooked by a minimum of two dwellings (c) communal open space: <ul style="list-style-type: none"> (i) is obscured or screened from public view (external to the site) by siting or the use of vegetation, buildings, or other similar structures with a minimum height of 1.8m above ground level and a maximum transparency of 20% (ii) has a minimum dimension of 2.0m (iii) may include verandahs, alfrescos, balconies, terraces, decks where not enclosed on all sides (iv) does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways, or vehicle parking areas.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Internal Privacy and Overlooking	
<p>PO 5.1</p> <p>Co-located housing encourages positive interaction between residents with the living areas of dwellings strategically placed off communal open space to create strong connections between inside and out and to provide passive surveillance across the site.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Co-located housing developments maintain visibility between living areas and communal open space, avoiding internal fencing and other obstructions to promote passive surveillance across the site.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Bedrooms are oriented away from the large area(s) of communal open space and are instead provided with views of, and access to smaller areas of outdoor private open space.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
Parking and Access	
<p>PO 6.1</p> <p>Car parking is provided to meet the needs of co-located housing occupants.</p>	<p>DTS/DPF 6.1</p> <p>One car parking space is provided per dwelling.</p>
<p>PO 6.2</p> <p>Car parking is shared and established in a manner that maintains the existing primary streetscape and limits the number of additional driveway access points.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>Existing driveways and manoeuvring areas are maintained to maximise landscaping and communal open space.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
Pedestrian Access	
<p>PO 7.1</p> <p>Pedestrian access to co-located housing from the primary street frontage is convenient and minimises disruption to the occupants of other co-located housing.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Landscaping	
PO 8.1 Co-located housing retains mature landscaping throughout the site in order to maintain the existing character of the locality and enhance resident amenity.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping is used to soften the bulk, scale and visual appearance of new buildings and to minimise hard, impermeable on-site surface treatments.	DTS/DPF 8.2 None are applicable.

Procedural Matters (PM) – Referrals

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

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

Historic Area Overlay

Note: this Overlay does not apply to all allotments where co-located housing policies will take effect – it will depend on the relevant location

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3	DTS/DPF 2.3

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	None are applicable.
<p>PO 2.4</p> <p>Development is consistent with the prevailing front and side boundary setback pattern in the historic area.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Materials are either consistent with or complement those within the historic area.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
Alterations and additions	
<p>PO 3.1</p> <p>Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.</p>	<p>DTS/DPF 3.1</p> <p>Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.</p>
<p>PO 3.2</p> <p>Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
Ancillary development	
<p>PO 4.1</p> <p>Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s)</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
and does not dominate the building or its setting.	
<p>PO 4.3</p> <p>Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, be below the parapet line, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>
Land Division	
<p>PO 5.1</p> <p>Land division creates allotments that are:</p> <ul style="list-style-type: none"> a) compatible with the surrounding pattern of subdivision in the historic area b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
Context and Streetscape Amenity	
<p>PO 6.1</p> <p>The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p>	<p>DTS/DPF 6.2</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	None are applicable.
Demolition	
<p>PO 7.1</p> <p>Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:</p> <ul style="list-style-type: none"> a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or b) the structural integrity or safe condition of the original building is beyond reasonable repair. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
Ruins	
<p>PO 8.1</p> <p>Development conserves and complements features and ruins associated with former activities of significance.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>

Historic Area Statements

Note: The nature of the Statements that apply to a site will depend on the particular location

Statement#	Statement
Historic Areas affecting XX	
XX1	<p>XX Historic Area Statement (XX1)</p> <p>The Historic Area Overlays identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</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

Character Area Overlay

Note: this Overlay does not apply to all allotments where co-located housing policies will take effect – it will depend on the relevant location

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Valued streetscape characteristics and development patterns are reinforced through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the valued attributes expressed in the Character Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form of new buildings and structures that are visible from the public realm are consistent with the valued streetscape characteristics of the character area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the character area.	DTS/DPF 2.2 None are applicable.
PO 2.3	DTS/DPF 2.3

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys, and verandahs) are consistent with the prevailing characteristics in the character area.	None are applicable.
<p>PO 2.4</p> <p>Development is consistent with the prevailing front and side boundary setback pattern in the character area.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Materials are either consistent with or complement those within the character area.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
Alterations and Additions	
<p>PO 3.1</p> <p>Additions and alterations do not adversely impact on the streetscape character.</p>	<p>DTS/DPF 3.1</p> <p>Additions and alterations:</p> <ul style="list-style-type: none"> (a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or (b) meet all of the following: <ul style="list-style-type: none"> i. do not include any development forward of the front façade building line. ii. any side or rear extensions are no closer to the side boundary than the existing building. iii. do not involve the construction or alteration of a second or subsequent building level.
<p>PO 3.2</p> <p>Adaptive reuse and revitalisation of buildings to retain local character consistent with the Character Area Statement.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Ancillary Development	
<p>PO 4.1</p> <p>Ancillary development, including carports, outbuildings, and garages, complements the character of the area and associated building(s).</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Ancillary development, including carports, outbuildings, and garages, is located behind the building line of the principal building(s).</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, be below the parapet line, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the of the associated building.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>
Land Division	
<p>PO 5.1</p> <p>Land division creates allotments that are:</p> <ul style="list-style-type: none"> (a) compatible with the surrounding pattern of subdivision in the character area (b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the character area. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Context and Streetscape Amenity	
<p>PO 6.1</p> <p>The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the character area.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Development maintains the valued landscape pattern and characteristics that contribute to the character area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>

Character Area Statements

Note: The nature of the Statements that apply to a site will depend on the particular location

Statement#	Statement
Character Areas affecting XX	
XXC1	<p>XX Character Area Statement (XX-C1)</p> <p>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.</p> <p>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.</p> <p>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.</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

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</p> <p>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 (c) and / or (d) provide an important habitat for native fauna. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>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 (f) and / or 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
(g) form a notable visual element to the landscape of the local area.	
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <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 and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity iv. reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire v. treat disease or otherwise in the general interests of the health of the tree and / or vi. maintain the aesthetic appearance and structural integrity of the tree <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</p> <p>None are applicable.</p>
<p>PO 1.4</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>A tree-damaging activity in connection with other development satisfies all the following:</p> <p>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible.</p> <p>(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>	
Groundwork affecting trees	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Land Division	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development, and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <p>(a) there are no regulated or significant trees located within or adjacent to the plan of division</p> <p style="text-align: center;">or</p> <p>(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.</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

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature																												
<p>PO 1.1</p> <p>Trees are planted or retained to contribute to an urban tree canopy.</p>	<p>DTS/DPF 1.1</p> <p>Tree planting is provided in accordance with the following:</p> <table border="1"> <thead> <tr> <th>Site size per dwelling (m²)</th> <th>Tree size* and number required per dwelling</th> </tr> </thead> <tbody> <tr> <td><450</td> <td>1 small tree</td> </tr> <tr> <td>450-800</td> <td>1 medium tree or 2 small trees</td> </tr> <tr> <td>>800</td> <td>1 large tree or 2 medium trees or 4 small trees</td> </tr> </tbody> </table> <p>*refer Table 1 Tree Size</p> <table border="1"> <thead> <tr> <th colspan="4">Table 1 Tree Size</th> </tr> <tr> <th>Tree size</th> <th>Mature height (minimum)</th> <th>Mature spread (minimum)</th> <th>Soil area around tree within development site (minimum)</th> </tr> </thead> <tbody> <tr> <td>Small</td> <td>4 m</td> <td>2m</td> <td>10m² and min. dimension of 1.5m</td> </tr> <tr> <td>Medium</td> <td>6 m</td> <td>4 m</td> <td>30m² and min. dimension of 2m</td> </tr> <tr> <td>Large</td> <td>12 m</td> <td>8m</td> <td>60m² and min. dimension of 4m</td> </tr> </tbody> </table>	Site size per dwelling (m ²)	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree or 2 small trees	>800	1 large tree or 2 medium trees or 4 small trees	Table 1 Tree Size				Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)	Small	4 m	2m	10m ² and min. dimension of 1.5m	Medium	6 m	4 m	30m ² and min. dimension of 2m	Large	12 m	8m	60m ² and min. dimension of 4m
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Small	4 m	2m	10m ² and min. dimension of 1.5m																										
Medium	6 m	4 m	30m ² and min. dimension of 2m																										
Large	12 m	8m	60m ² and min. dimension of 4m																										

The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.

Table 2 Tree Discounts			
Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)
4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)

Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the *Planning, Development and Infrastructure Act 2016*, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the *Planning, Development and Infrastructure Act 2016*, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.

Procedural Matters (PM) - Referrals

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature						
<p>PO 1.1</p> <p>Residential development is designed to capture and re-use stormwater to:</p> <ol style="list-style-type: none"> 1. maximise conservation of water resources 2. manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded 3. manage stormwater runoff quality. 	<p>DTS/DPF 1.1</p> <p>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:</p> <ol style="list-style-type: none"> a) includes rainwater tank storage: <ol style="list-style-type: none"> i. connected to at least: <ol style="list-style-type: none"> A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area ii. connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m² iii. connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater iv. with a minimum total capacity in accordance with Table 1 v. where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank b) incorporates dwelling roof area comprising at least 80% of the site's impervious area <p>Table 1: Rainwater Tank</p> <table border="1"> <thead> <tr> <th>Site size (m²)</th> <th>Minimum retention volume (Litres)</th> <th>Minimum detention volume (Litres)</th> </tr> </thead> <tbody> <tr> <td><200</td> <td>1000</td> <td>1000</td> </tr> </tbody> </table>	Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)	<200	1000	1000
Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)					
<200	1000	1000					

		200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A	
		>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A	

Procedural Matters (PM) - Referrals

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

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

Other Overlays which may apply to properties subject to Co-located Housing Overlay policy

Other Overlays which may apply to allotments / sites within those areas affected by the Code Amendment:

- Advertising Near Signalised Intersections
- Affordable Housing
- Aircraft Noise Exposure
- Airport Building Heights
- Building Near Airfields
- Heritage Adjacency
- Hazards (Flooding – Evidence Required)
- Hazards (Flooding)
- Hazards (Flooding – General)
- Local Heritage Place
- Major Urban Transport Routes
- Prescribed Wells
- State Heritage Place
- Traffic Generating Development
- Urban Transport Routes

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop
Site coverage	
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <p><i>[One of the following maximum site coverage technical and numeric variations will apply to the areas affected by this Code Amendment but you will need to refer to SAPPA to determine the value which applies to a particular location]</i></p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature									
	<table border="1" data-bbox="799 264 1474 427"> <thead> <tr> <th data-bbox="799 264 1474 315">Site Coverage</th> </tr> </thead> <tbody> <tr> <td data-bbox="799 315 1474 367">Maximum site coverage is 50 per cent</td> </tr> <tr> <td data-bbox="799 367 1474 427">Maximum site coverage is 40 per cent</td> </tr> </tbody> </table> <p data-bbox="799 465 1054 495">In instances where:</p> <ul style="list-style-type: none"> <li data-bbox="799 539 1474 607">(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies <li data-bbox="799 607 1474 808">(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. 	Site Coverage	Maximum site coverage is 50 per cent	Maximum site coverage is 40 per cent						
Site Coverage										
Maximum site coverage is 50 per cent										
Maximum site coverage is 40 per cent										
Building Height										
<p data-bbox="201 943 288 972">PO 4.1</p> <p data-bbox="201 1010 679 1144">Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p data-bbox="799 943 967 972">DTS/DPF 4.1</p> <p data-bbox="799 1010 1430 1077">Building height (excluding garages, carports and outbuildings) is no greater than:</p> <ul style="list-style-type: none"> <li data-bbox="799 1122 1038 1151">(a) the following: <p data-bbox="807 1189 1474 1391"><i>[One of the following maximum building height technical and numeric variations (metres and levels) will apply to the areas affected by this Code Amendment but you will need to refer to SAPPA to determine the value which applies to a particular location]</i></p> <table border="1" data-bbox="799 1391 1474 1883"> <thead> <tr> <th data-bbox="799 1391 1474 1442">Maximum Building Height (Metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="799 1442 1474 1494">Maximum building height is 5.6m</td> </tr> <tr> <td data-bbox="799 1494 1474 1545">Maximum building height is 5.7m</td> </tr> <tr> <td data-bbox="799 1545 1474 1597">Maximum building height is 6m</td> </tr> <tr> <td data-bbox="799 1597 1474 1648">Maximum building height is 6.5m</td> </tr> <tr> <td data-bbox="799 1648 1474 1700">Maximum building height is 9m</td> </tr> <tr> <th data-bbox="799 1700 1474 1751">Maximum Building Height (Levels)</th> </tr> <tr> <td data-bbox="799 1751 1474 1803">Maximum building height is 1 level</td> </tr> <tr> <td data-bbox="799 1803 1474 1854">Maximum building height is 2 levels</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li data-bbox="799 1921 1474 1989">(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and 	Maximum Building Height (Metres)	Maximum building height is 5.6m	Maximum building height is 5.7m	Maximum building height is 6m	Maximum building height is 6.5m	Maximum building height is 9m	Maximum Building Height (Levels)	Maximum building height is 1 level	Maximum building height is 2 levels
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Maximum Building Height (Levels)										
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	<p>maximum building height (levels)) - 2 building levels up to a height of 9m.</p> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(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 (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development.</p> <p>(b) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>

Primary Street Setback

<p>PO 5.1</p> <p>Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p>DTS/DPF 5.1</p> <p>Buildings setback from the primary street boundary in accordance with the following table:</p> <table border="1" data-bbox="799 1155 1457 2004"> <thead> <tr> <th data-bbox="799 1155 1123 1227">Development Context</th> <th data-bbox="1123 1155 1457 1227">Minimum setback</th> </tr> </thead> <tbody> <tr> <td data-bbox="799 1227 1123 1429">There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td> <td data-bbox="1123 1227 1457 1429">The average setback of the existing buildings.</td> </tr> <tr> <td data-bbox="799 1429 1123 1771">There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td> <td data-bbox="1123 1429 1457 1771">The setback of the existing building.</td> </tr> <tr> <td data-bbox="799 1771 1123 2004">There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building</td> <td data-bbox="1123 1771 1457 2004">(a) Where the existing building shares the same primary street frontage –</td> </tr> </tbody> </table>	Development Context	Minimum setback	There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building	(a) Where the existing building shares the same primary street frontage –
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There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building	(a) Where the existing building shares the same primary street frontage –								

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
	and the existing building is on a corner site.	the setback of the existing building (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable
	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	No DTS/DPF is applicable.
	<p>For the purposes of DTS/DPF 5.1:</p> <p>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</p> <p>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table.</p>	
Secondary Street Setback		
<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the secondary street boundary (other than a rear laneway):</p> <p>(a) no less than:</p> <p><i>[One of the following minimum side boundary setback technical and numeric variations will apply to the areas affected by this Code Amendment but you will need to refer to</i></p>	

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature															
	<p data-bbox="807 264 1474 331"><u>SAPPA</u> to determine the value which applies to a particular location]</p> <table border="1" data-bbox="799 331 1445 1767"> <thead> <tr> <th data-bbox="799 331 1445 383">Minimum Side Boundary Setback</th> </tr> </thead> <tbody> <tr><td data-bbox="799 383 1445 439">Minimum side boundary setback is 3m</td></tr> <tr><td data-bbox="799 439 1445 495">Minimum side boundary setback is 2m</td></tr> <tr><td data-bbox="799 495 1445 551">Minimum side boundary setback is 1m</td></tr> <tr><td data-bbox="799 551 1445 607">Minimum side boundary setback is 4m</td></tr> <tr><td data-bbox="799 607 1445 663">Minimum side boundary setback is 1.5m</td></tr> <tr><td data-bbox="799 663 1445 786">Minimum side boundary setback is 1.5m for the first building level; 2m for any second building level or higher</td></tr> <tr><td data-bbox="799 786 1445 909">Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher</td></tr> <tr><td data-bbox="799 909 1445 1032">Minimum side boundary setback is 1.5m for the first building level; 4m for any second building level or higher</td></tr> <tr><td data-bbox="799 1032 1445 1155">Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher</td></tr> <tr><td data-bbox="799 1155 1445 1279">Minimum side boundary setback is 1m for the first building level; 2.5m for any second building level or higher</td></tr> <tr><td data-bbox="799 1279 1445 1402">Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td></tr> <tr><td data-bbox="799 1402 1445 1525">Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher</td></tr> <tr><td data-bbox="799 1525 1445 1648">Minimum side boundary setback is 3m for the first building level; 4m for any second building level or higher</td></tr> <tr><td data-bbox="799 1648 1445 1767">Minimum side boundary setback is 4m for the first building level; 8m for any second building level or higher</td></tr> </tbody> </table> <p data-bbox="863 1809 890 1839">or</p> <p data-bbox="799 1883 1246 1912">(b) 900mm, whichever is greater</p> <p data-bbox="863 1957 890 1986">or</p>	Minimum Side Boundary Setback	Minimum side boundary setback is 3m	Minimum side boundary setback is 2m	Minimum side boundary setback is 1m	Minimum side boundary setback is 4m	Minimum side boundary setback is 1.5m	Minimum side boundary setback is 1.5m for the first building level; 2m for any second building level or higher	Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher	Minimum side boundary setback is 1.5m for the first building level; 4m for any second building level or higher	Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher	Minimum side boundary setback is 1m for the first building level; 2.5m for any second building level or higher	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher	Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher	Minimum side boundary setback is 3m for the first building level; 4m for any second building level or higher	Minimum side boundary setback is 4m for the first building level; 8m for any second building level or higher
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
	<p>(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.</p> <p>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.</p>								
Side Boundary Setback									
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <p>a) separation between buildings in a way that complements the established character of the locality</p> <p>b) access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 8.1</p> <p>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:</p> <p>(a) no less than:</p> <p><i>[One of the following minimum side boundary setback technical and numeric variations will apply to the areas affected by this Code Amendment but you will need to refer to SAPPA to determine the value which applies to a particular location]</i></p> <table border="1" data-bbox="799 1227 1469 1930"> <thead> <tr> <th data-bbox="799 1227 1469 1279" style="text-align: center;">Minimum Side Boundary Setback</th> </tr> </thead> <tbody> <tr> <td data-bbox="799 1279 1469 1335">Minimum side boundary setback is 2m</td> </tr> <tr> <td data-bbox="799 1335 1469 1391">Minimum side boundary setback is 1m</td> </tr> <tr> <td data-bbox="799 1391 1469 1447">Minimum side boundary setback is 4m</td> </tr> <tr> <td data-bbox="799 1447 1469 1570">Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher</td> </tr> <tr> <td data-bbox="799 1570 1469 1693">Minimum side boundary setback is 1.5m for the first building level; 4m for any second building level or higher</td> </tr> <tr> <td data-bbox="799 1693 1469 1816">Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher</td> </tr> <tr> <td data-bbox="799 1816 1469 1930">Minimum side boundary setback is 1m for the first building level; 2.5m for any second building level or higher</td> </tr> </tbody> </table>	Minimum Side Boundary Setback	Minimum side boundary setback is 2m	Minimum side boundary setback is 1m	Minimum side boundary setback is 4m	Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher	Minimum side boundary setback is 1.5m for the first building level; 4m for any second building level or higher	Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher	Minimum side boundary setback is 1m for the first building level; 2.5m for any second building level or higher
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	<p>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</p> <p>Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher</p> <p>Minimum side boundary setback is 4m for the first building level; 8m for any second building level or higher</p> <p>(b) in all other cases (i.e., there is a blank field), then:</p> <ul style="list-style-type: none"> i. where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm ii. for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level iii. for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.
Rear Boundary Setback	
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) 4m for the first building level (b) 6m for any second building level.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
<p>PO 10.1</p> <p>Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.</p>	<p>DTS/DPF 10.1</p> <p>Garages and carports facing a street (other than an access lane way):</p> <ul style="list-style-type: none"> (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
<p>PO 10.2</p> <p>The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.</p>	<p>DTS/DPF 10.2</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	Exceptions
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(Column A)	(Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	Except development involving any of the following: <ol style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building. 	Except development that: <ol style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any 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 	None specified.

<ul style="list-style-type: none"> (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	
<p>6. Demolition.</p>	<p>Except any of the following:</p> <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).
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Note: Non-residential classes of development have been omitted from the table for clarity

Design in Urban Areas General Development Policies

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	
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 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.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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.
<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>DTS/DPF 8.5</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	None are applicable.
Overlooking / Visual Privacy (low rise buildings)	
<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)	

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<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 residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
passive surveillance and make a positive contribution to the streetscape.	(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: <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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	the dwelling has two or more building levels at the building line fronting the same public street.
<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTs/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (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</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>
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 	<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:

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature										
<p>(d) enhance the appearance of land and streetscapes.</p>	<table border="1" data-bbox="836 300 1445 775"> <thead> <tr> <th data-bbox="836 300 1219 510">Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th data-bbox="1219 300 1445 510">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="836 510 1219 546"><150</td> <td data-bbox="1219 510 1445 546">10%</td> </tr> <tr> <td data-bbox="836 546 1219 618">150-200</td> <td data-bbox="1219 546 1445 618">15%</td> </tr> <tr> <td data-bbox="836 618 1219 696">>200-450</td> <td data-bbox="1219 618 1445 696">20%</td> </tr> <tr> <td data-bbox="836 696 1219 775">>450</td> <td data-bbox="1219 696 1445 775">25%</td> </tr> </tbody> </table> <p>(b) at least 30% of any land between the primary street boundary and the primary building line.</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%										
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> <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 23.2</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <p>(a) a minimum length of 5.4m</p>										

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>(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>
<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> <p>(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</p> <p>(b) sites with a frontage to a public road greater than 10m:</p> <ol 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> <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, is set back:</p> <ol 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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	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> <p>(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</p> <p>(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:</p> <div data-bbox="890 1025 1430 1727" data-label="Diagram"> </div> <p>(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.</p>
<p>PO 23.6</p>	<p>DTS/DPF 23.6</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (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	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTs/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling 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.
Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTs/DPF 31.2</p> <p>None are applicable.</p>
Communal Open Space	
<p>PO 32.1</p>	<p>DTs/DPF 32.1</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.
<p>PO 32.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 32.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 32.3</p> <p>Communal open space is designed and sited to:</p> <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>DTS/DPF 32.3</p> <p>None are applicable.</p>
<p>PO 32.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 32.4</p> <p>None are applicable.</p>
<p>PO 32.5</p> <p>Communal open space is designed and sited to:</p> <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 32.5</p> <p>None are applicable.</p>
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</p>	<p>DTS/DPF 35.1</p> <p>None are applicable.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
considering the nature of accommodation and mobility of occupants.	
<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> <p>(a) located away, or screened, from public view, and</p> <p>(b) conveniently located in proximity to dwellings and the waste collection point.</p>	<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>
<p>PO 35.6</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p>	<p>DTS/DPF 35.6</p> <p>None are applicable.</p>
Water sensitive urban design	
<p>PO 36.1</p> <p>Residential development creating a common driveway / access includes stormwater</p>	<p>DTS/DPF 36.1</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	None are applicable.
<p>PO 36.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 36.2</p> <p>None are applicable.</p>
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 (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. 	<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>

Infrastructure and Renewable Energy Facilities General Development Policies

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
<p>PO 11.2</p> <p>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.</p>	<p>DTS/DPF 11.2</p> <p>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:</p> <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
<p>PO 12.1</p> <p>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:</p> <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 	<p>DTS/DPF 12.1</p> <p>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 wastewater treatment system in accordance with the following:</p> <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 <i>South Australian Public Health Act 2011</i>.

located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface Between Land Uses General Development Policies

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: (a) a neighbourhood-type zone is minimised to maintain access to direct winter sunlight (b) other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: (a) a neighbourhood type zone is minimised to maintain access to direct winter sunlight	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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
(b) other zones is managed to enable access to direct winter sunlight.	<ul style="list-style-type: none"> or ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) (b) for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: <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. 	DTS/DPF 3.3 None are applicable.

Transport, Access and Parking General Development Policies

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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: <ul style="list-style-type: none"> (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.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 3.5</p> <p>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.</p>	<p>DTS/DPF 3.5</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 where newly proposed, is set back:</p> <p>(b) where newly proposed, is set back:</p> <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 3.6</p> <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>DTS/DPF 3.6</p> <p>Driveways and access points:</p> <p>(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</p> <p>(b) for sites with a frontage to a public road greater than 20m:</p> <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.
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking</p>	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount</p>

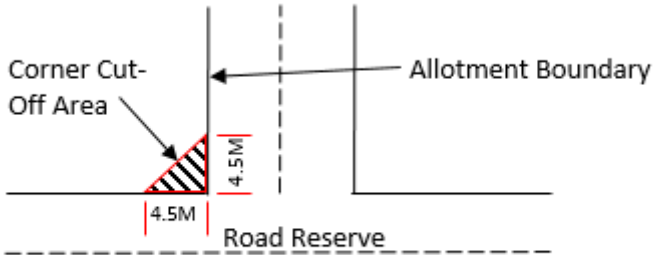
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (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>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.
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>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> 

Table 1 – General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Co-located Housing	1 space per dwelling 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.