DTS/DPF 3.1

Roadways and vehicle parking areas are sealed with an all-weather surface.

Slipways, Wharves and Pontoons

PO 4.1

Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.

DTS/DPF 4.1

None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.

DTS/DPF 1.1

One of the following is satisfied:

(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*; or

(b) there are no above ground powerlines adjoining the site that is the subject of the proposed development.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Development that is:

(a) contextual – by considering, recognising and carefully responding to its natural surroundings and positively contributing to the character of the immediate area;
(b) durable – fit for purpose, adaptable and long lasting;
(c) inclusive – by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and also promote 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 alike; and
(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 and Deemed to Satisfy / Designated Performance Outcome Criteria

ALL DEVELOPMENT

External Appearance

PO 1.1
Buildings that reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).

DTS 1.1
None are applicable.

PO 1.2
Where zero or minor setbacks are desirable, development provides shelter over footpaths to positively contribute to the walkability and comfort of the public realm.

DTS 1.2
None are applicable.

PO 1.3
Buildings (other than ancillary buildings, group dwellings or buildings on a battle-axe allotment) designed so the main façade faces the primary street frontage of the land on which they are situated.

DTS 1.3
None are applicable.

PO 1.4
Plant, exhaust and intake vents and other technical equipment integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:

(a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces;
(b) screening rooftop plant and equipment from view; and
(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.

DTS / DPF 1.4
Development does not incorporate any structures that protrude beyond the roofline.

PO 1.5
The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.

DTS 1.5
None are applicable.

Safety

PO 2.1
Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.

DTS 2.1
None are applicable.

PO 2.2
Development designed to differentiate public, communal and private areas.

DTS 2.2
None are applicable.

PO 2.3
Buildings designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.

DTS 2.3
None are applicable.

PO 2.4
Development at street level designed to maximise opportunities for passive surveillance of adjacent public realm.

DTS 2.4
None are applicable.

PO 2.5
Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.

DTS 2.5
None are applicable.

Landscaping

PO 3.1
Landscaped (including trees), permeable open spaces incorporated to:

(a) minimise heat absorption and reflection;
(b) maximise shade and shelter;
(c) maximise stormwater infiltration; and
(d) enhance the appearance of land and streetscapes.

DTS 3.1
None are applicable.

Environmental Performance

PO 4.1
Buildings sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.

DTS 4.1
None are applicable.

PO 4.2
Buildings sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.

DTS 4.2
None are applicable.

PO 4.3
Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.

DTS 4.3
None are applicable.

Water Sensitive Design

PO 5.1
Development sited and designed to maintain natural hydrological systems without negatively impacting:

(a) the quantity and quality of surface and groundwater;
(b) the depth and directional flow of surface and groundwater; or
(c) the quality and function of natural springs.

DTS 5.1
None are applicable.

Car parking appearance

PO 6.1
Development facing the street designed to minimise the negative impacts of any semi-basement and under-croft car parking on streetscapes.

DTS / DPF 6.1
The protrusion of semi-basement and undercroft car parking structures does not exceed 1.2m above finished ground level and is screened through appropriate plantings, except in a location or zone where a continuous ground floor façade aligned with the front property boundary is desired.

PO 6.2
Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.

DTS 6.2
None are applicable.

PO 6.3
Pedestrian connections that are safe, legible, direct and accessible are provided between parking areas and the development.

DTS 6.3
None are applicable.

PO 6.4
Street level vehicle parking areas that are open to the sky are landscaped to provide shade and reduce solar heat absorption and reflection.

DTS / DPF 6.4
Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.

PO 6.5
Vehicle parking areas are landscaped along public frontages, allotment boundaries and between double rows of parking spaces.

DTS / DPF 6.5
Vehicle parking areas comprising 10 or more car parking spaces contain a vegetated landscaped strip of a minimum dimension of:

(a) 1m along all public road frontages and allotment boundaries; and
(b) 0.6m between double rows of car parking spaces.

PO 6.6
Vehicle parking areas and associated driveways are landscaped to shade and positively contribute to amenity.

DTS 6.6
None are applicable.

PO 6.7
Vehicle parking areas and accessways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with landscaping requirements.

DTS 6.7
None are applicable.

Earthworks

PO 7.1
Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.

DTS / DPF 7.1
Development does not involve either:

(a) excavation exceeding a vertical height of 1m;
(b) filling exceeding a vertical height of 1m; or
(c) a total combined excavation and filling vertical height of 2m or more.

Fences and walls

PO 8.1
Fences, walls and retaining walls of sufficient height to maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight.

DTS 8.1
None are applicable.

PO 8.2
Landscaping incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.

DTS / DPF 8.2
A vegetated landscaped strip 500mm deep or more is provided against the low side of a retaining wall.

ALL DEVELOPMENT - 4 OR MORE BUILDING LEVELS

External Appearance

PO 9.1
Buildings positively contribute to the character of the local area by responding to local context.

DTS 9.1
None are applicable.

PO 9.2
Fine-grain detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.

DTS 9.2
None are applicable.

PO 9.3
Buildings designed to reduce visual mass by breaking up building façades into distinct elements.

DTS 9.3
None are applicable.

PO 9.4
Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.

DTS 9.4
None are applicable.

PO 9.5
External materials and finishes are durable and age well to minimise ongoing maintenance requirements.

DTS / DPF 9.5
Buildings utilise a combination (or thereof) of the following external materials and finishes:

(a) masonry;
(b) natural stone; and
(c) pre-finished materials that minimise staining, discolouring or deterioration.

PO 9.6
Street facing building elevations designed to provide attractive, high quality and pedestrian friendly street frontages.

DTS / DPF 9.6
Building street frontages incorporate:

(a) active uses such as shops or offices;
(b) prominent entry areas for multi-storey buildings (where it is a common entry);
(c) habitable rooms of dwellings; and
(d) areas of communal public realm with public art or the like, where consistent with the Zone and/or sub zone provisions.

PO 9.7
Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.

DTS / DPF 9.7
Entrances to multi-storey buildings:

(a) oriented towards the street;
(b) clearly visible and easily identifiable from the street and vehicle parking areas;
(c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses;
(d) provide shelter, a sense of personal address and transitional space around the entry;

(e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors; and
(f) avoid the creation of potential areas of entrapment.

PO 9.8
Building services, plant and mechanical equipment screened from view from the public realm.

DTS 9.8
None are applicable.

Landscaping

PO 10.1
Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.

DTS / DPF 10.1
Buildings provide a 4m by 4m deep soil space in front of the building to accommodate a medium to large tree, except where no building setback from front property boundaries is desired.

PO 10.2
Deep soil zones provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi storey buildings.

DTS / DPF 10.2
Multi-storey development provides deep soil zones and incorporate trees at not less than the following rates, except in a location or zone where full site coverage is desired:

Site area	Minimum deep soil area	Minimum dimension	Tree/ deep soil zones
<300m²	10m²	1.5m	1 small tree / 10m² deep soil
300-1500m²	7% site area	3m	1 medium tree / 30m² deep soil
>1500m²	7% site area	6m	1 large or medium tree / 60m² deep soil
Tree size and site area definitions			
Small tree	4-6m mature height and <4m canopy spread		
Medium tree	6-12m mature height and 4-8m canopy spread		
Large tree	12m mature height and >8m canopy spread		
Site area	The total area for development site, not average area per dwelling		

PO 10.3
Deep soil zones provided with access to natural light to assist in maintaining vegetation health.

DTS 10.3
None are applicable.

PO 10.4
Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low rise residential development incorporate a deep soil zone along the common boundary, to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more storeys in height.

DTS / DPF 10.4
Building elements of 3 or more storeys in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.

Environmental

PO 11.1
Development minimises detrimental micro-climatic impacts on adjacent land and buildings.

DTS 11.1
None are applicable.

PO 11.2
Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting, green walls, and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.

DTS 11.2
None are applicable.

PO 11.3
Development of 5 or more storeys, or 21m or more in height (as measured from natural ground level and excluding rooftop mounted mechanical plant and equipment), designed to minimise the impacts of wind through measures such as:

(a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street;
(b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas;
(c) the placement of buildings and use of setbacks to deflect the wind at ground level; and / or
(d) avoid tall shear facades that create windy conditions at street level.

DTS 11.3
None are applicable.

Site Facilities / Waste Storage
PO 12.1
Development provides dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.

DTS 12.1
None are applicable.

PO 12.2
Communal waste storage and collection areas located, enclosed and designed to be screened from view from the public domain, open space and dwellings.

DTS 12.2
None are applicable.

PO 12.3
Communal waste storage and collection areas designed to be well ventilated and located away from habitable rooms.

DTS 12.3
None are applicable.

PO 12.4
Communal waste storage and collection areas designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.

DTS 12.4
None are applicable.

PO 12.5
For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.

DTS 12.5
None are applicable.

Car Parking

PO 13.1
Multi-level vehicle parking structures designed to contribute to active street frontages and complement neighbouring buildings.

DTS/ DPF 13.1
Multi-level vehicle parking structures within buildings to:

(a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages; and
(b) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.

PO 13.2
Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.

DTS 13.2
None are applicable.

ALL RESIDENTIAL DEVELOPMENT

External Appearance

PO 14.1
Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.

DTS/DPF 14.1
Each dwelling with a frontage to a public street includes at least one window with a total window area of at least 2m2 facing the primary street, from a habitable room that has a minimum room dimension of 2.7m.

PO 14.2
Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.

DTS/DPF 14.2
Dwellings with a frontage to a public street have the entry door facing the public street.

Outlook and Amenity

PO 15.1
Primary living rooms have an external outlook to provide a high standard of amenity for occupants.

DTS / DPF 15.1
Primary living rooms (other than kitchens) incorporate a window with an external outlook towards the street frontage or private open space.

PO 15.2
Bedrooms 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 15.2
None are applicable.

Ancillary Development

PO 16.1
Residential ancillary buildings and structures sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

DTS / DPF 16.1
Residential ancillary buildings and structures:

(a) are not being constructed, added to or altered so that any part is situated:
    i. in front of any part of the building line of the dwelling to which it is ancillary; or
    ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads);
(b) in the case of a garage or carport, the garage or carport is setback at least 5.5m from the boundary of the primary street;
(c) not exceeding 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street;
(d) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 10m unless:
    i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
    ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent;
(e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary;
(f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure;
(g) have a wall height or post height not exceeding 3m above natural ground level;
(h) have a roof height where no part of the roof is more than 5m above the natural ground level; and
(i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

PO 16.2
Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS / DPF 16.2
Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design in Urban Areas Table 1 – Outdoor Open Space;
(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - Off-street Car Parking Requirements; and
(c) the total roofed floor area of all existing or proposed ancillary building(s) or structure(s) exceeding 60m2.

PO 16.3
Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.

DTS/DPF 16.3
The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:

(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment; or
(b) located at least 12m from the nearest habitable room located on an adjoining allotment.

Flooding

PO 17.1
Residential accommodation sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.

DTS / DPF 17.1
Residential accommodation has a ground finished floor level 300mm above the top of the kerb level of the primary street.

RESIDENTIAL DEVELOPMENT - 3 BUILDING LEVELS OR LESS

External appearance

PO 18.1
Garaging designed to not detract from the streetscape or appearance of a dwelling.

DTS/DPF 18.1
Garages and carports facing a street:

(a) do not exceed 7m in width or 50% of the sites frontage (whichever is less); and
(b) 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
(c) are setback at least 5.5m from the boundary of the primary street; and
(d) unless the dwelling has two storeys along the street frontage:
    i. have single width car parking with a maximum garage door not exceeding 3.5m on sites with a frontage of 12m; or less
    ii. have a garage door not exceeding 50% of the site frontage or 7m (whichever is less) on sites with a frontage greater than 12m.

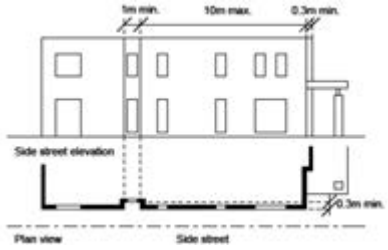
PO 18.2
Dwelling facades make a positive contribution to streetscapes and common areas by providing variation of light and shadow and creating a sense of depth.

DTS/DPF 18.2
Each dwelling includes at least 3 of the following design features within each façade facing a public road or common driveway:

(a) a minimum of 30% of the façade is setback an additional 300mm from the primary building line;
(b) a porch or portico that projects at least 1m from the building façade that is open on at least 2 sides;
(c) a balcony that projects from the building façade;
(d) a verandah that projects at least 1m from the building façade;
(e) eaves surrounding the dwelling of a minimum 450mm width;
(f) 3a minimum 30% of the upper level projects forward from the lower level primary building line.

PO 18.3
The apparent mass of larger buildings is reduced when viewed from adjoining allotments or public streets.

DTS / DPF 18.3
Buildings of 2 or more building levels and a length exceeding 20m adjacent a secondary street or side boundary incorporate a step back of the building façade of more than 300mm for a minimum length of 1m, at least every 10m.



Overlooking / Visual Privacy

PO 19.1
Development mitigates direct overlooking of habitable rooms and private open spaces of dwellings.

DTS / DPF 19.1
Upper level windows facing side or rear boundaries shared with an allotment put to residential use:

(a) are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm;
(b) have sill heights greater than or equal to 1.5m above finished floor level; or
(c) incorporate screening to a height of 1.5m above finished floor level; and
(d) the building will not have a balcony or terrace on an upper building level, other than where the longest side of that balcony or terrace will face a road (including any road reserve), or reserve (including any land held as open space), and is at least 15m from the private open space of any other dwelling.

Private Open Space

PO 20.1
Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.

DTS / DPF 20.1
Private open space provided in accordance with Design in Urban Areas Table 1 - Outdoor Open Space.

PO 20.2
Private open space positioned to provide convenient access from internal living areas.

DTS / DPF 20.2
Private open space is directly accessible from a habitable room, other than a bedroom or study.

PO 20.3
Private open space is positioned and designed to:

(a) provide useable outdoor space that suits the needs of occupants;
(b) take advantage of desirable orientation and vistas;
(c) animate the street frontage by encouraging activity between buildings and public streets;
(d) adequately define public and private space when located forward of the building; and
(e) prolong activity along street frontages by protecting against inclement weather.

DTS / DPF 20.3
A portion of the private open space specified in DTS 20.1 can be provided forward of the primary building line where:

(a) the area is fenced to a maximum height of 1.8m;
(b) the area incorporates a verandah with a minimum dimension of 1.5m
(c) an area is provided behind the primary building line that has the minimum dimensions identified in DTS 20.1;

Landscaping

PO 21.1
Soft landscaping incorporated into development to:

(a) minimise heat absorption and reflection;
(b) contribute shade and shelter;
(c) provide for stormwater infiltration and biodiversity; and
(d) enhance the appearance of land and streetscapes.

DTS / DPF 21.1
Residential development incorporates areas for soft landscaping with a minimum dimension of 0.5 metres provided in accordance with the following:

(a)

Dwelling site area (or in the case of residential flat or group average site area) (square metres)	% of site
<200	15%
201 – 450	20%
>450	25%

; and

(b) 25% of any land between the road boundary and the primary building line is provided for soft landscaping with a minimum dimension of 0.5 metres.

PO 21.2
Tree planting provided to:

(a) contribute shade and shelter;
(b) improve outlook for occupants of buildings;
(c) reduce the apparent mass of buildings;
(d) contribute to biodiversity;
(e) mitigate urban heat; and
(f) improve the amenity and character of streetscapes and contribute to attractive vistas.

DTS / DPF 21.2
Tree planting is provided in accordance with the following tables:

(a)

Allotment size	Tree size* and number required per dwelling
<450m²	1 small tree per dwelling
450-800m²	1 medium tree
800m²+	1 large tree

*refer Table DTS 21.2 Tree Size

Table DTS 21.2 Tree Size			
Tree Size	Mature Height	Mature spread	Min soil area
Small	4-6m	2-4m	10m² and min dimension of 1.5m
Medium	6-12m	4-8m	30m² and min. dimension of 2m
Large	>12m	>8m	60m² and min dimension of 4m

Table DTS 21.2 Tree Size

(b) The following discounts apply where existing trees are retained on the subject land that are not a species identified in Regulation3F(4)(b):

Retained tree height	Retained tree spread	Retained soil area within development site	Discount applied
4-6m	<4m	*10m² and min dimension of 1.5m*	2 small
6-12m	4-8m	*30m² and min. dimension of 3m*	2 medium
>12m	>8m	*60m² and min dimension of 6m*	2 large

(c) Trees can be replaced with smaller trees in accordance with the following rates:

Tree size*	Equivalent planting
Medium tree	2 small trees
Large tree	4 small trees or 2 medium trees

*refer Table DTS 21.2 Tree Size

Water Sensitive Design

PO 22.1

Residential development designed to capture and re-use stormwater to:

(a) maximise conservation of water resources;

(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded; and
(c) manage stormwater runoff quality.

DTS / DPF 22.1
Residential development in the form of:

(a) detached, semi-detached or row dwellings include a retention rainwater tank storage:
    i. connected to at least 80% of the roof area of the dwelling (row dwelling), or at least 60%of the roof area of the dwelling (detached and semi-detached dwellings);
    ii. connected to all toilets and either the laundry cold water outlets or hot water service;
    iii. that has a minimum total capacity in accordance with Table 1, and
    iv. the roof is at least 80% of the impervious area; or

Table 1: Retention Rainwater Tank

Allotment size (m^2)	Minimum site % perviousness	Minimum rainwater tank volume	Additional site permeability discount opportunity	
			Site % perviousness	Minimum rainwater tank volume (L)
<200	15%	2,000		
201-400	20%	3,000	30%	2,000
400-500	25%	5,000	35%	3,000

(a) hammerhead dwellings have driveways and pathways constructed of a minimum of 50% permeable or porous material and include a retention rainwater tank storage:
    i. connected to at least 60% of the roof area of the dwelling;
    ii. connected to all toilets and either the laundry cold water outlets or hot water service; and
    iii. that has a minimum total capacity in accordance with Table 2.

Table 2: Retention Rainwater Tank Option

Allotment size (m2)	Site % perviousness	Rainwater tank volume (L)
<200	15%	2,000
201-400	20%	3,000
401-500	25%	5,000

PO 22.2
Development creating 5-19 dwellings includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.

DTS 22.2
Development creating 5-19 dwellings is accompanied by an approved Stormwater Management Plan that achieves the following stormwater runoff outcomes:

(a) 80 per cent reduction in average annual total suspended solids;
(b) 60 per cent reduction in average annual total phosphorus; and
(c) 45 per cent reduction in average annual total nitrogen.

PO 22.3
Development creating 5-19 dwellings includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

DTS 22.3
Development creating 5-19 dwellings

(a) maintains:
    i. a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 5-year ARI (18.1% AEP) 30 minute storm; and
    ii. the stormwater runoff time to peak to match that of the pre-development condition; or
(b) capture and retain the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; and
(c) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings.

Car parking, access and manoeuvrability

PO 23.1
Covered car parking spaces are of dimensions to be functional, accessible and convenient.

DTS / DPF 23.1
Covered car parking spaces:

(a) where enclosed by fencing or walls, have:
    i. a minimum internal width of 3.2m and length of 6.0m for a single space;
    ii. a minimum internal width of 6.0m and length of 6.0m for a double space (side by side); and
    iii. a minimum internal width of 3.2m and length of 11m for a double space (tandem); or
(b) where not enclosed by fencing, walls or garage doors, have:
    i. a minimum width of 3.0m and minimum length of 5.5m for a single space;
    ii. a minimum width of 5.2m and minimum length of 5.5m for a double (side by side) space; and
    iii. a minimum width of 3.0m and minimum length of 10.4m for a double (tandem) space.

PO 23.2
Uncovered car parking space are of dimensions to be functional, accessible and convenient.

DTS / DPF 23.2
Uncovered car parking spaces have a minimum width of 2.4m and a minimum length of 5.5m.

PO 23.3
Driveways and access points located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.

DTS / DPF 23.3
Driveways and access points:

(a) for sites with a frontage to a public road of 12m or less, have a maximum width of 3.2m measured at the property boundary and are the only access point provided on the site; or
(b) for sites with a frontage to a public road greater than 12m:
    i. have a maximum width of 6m measured at the property and are the only access point provided on the site; or
    ii. have a maximum width of 3.2 metres measured at the property boundary and no more than two access points are provided on site.

PO 23.4
Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.

DTS / DPF 23.4
Vehicle access to designated car parking spaces:

(a) is 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
(b) where newly proposed, is setback:
(a) 500mm 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;
(b) 2m or more from a street tree unless consent is provided from the tree owner;
(c) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.

PO 23.5
Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.

DTS/ DPF 23.5
Driveways are designed and sited so that:

(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport when work is completed is not steeper than 1:4 on average; and
(b) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.

PO 23.6
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

DTS / DPF 23.6
Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:

(a) 1 on-street car park per 3 proposed dwellings (rounded up to the nearest whole number); and
(b) minimum car park length of 6m.

Waste storage

PO 24.1
Provision is made for the convenient storage of waste bins in a location screened from public view.

DTS / DPF 24.1
Dwellings are provided with:

(a) an area of 3m2 or more for the storage of waste (separate from any designated car parking spaces or private open space) is provided behind the building line; and
(b) a continuous unobstructed path of travel with a minimum width of 800mm between the waste bin storage area and the street.

Design of Transportable Dwellings

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

DTS 25.1
None are applicable.

RESIDENTIAL DEVELOPMENT - 4 OR MORE BUILDING LEVELS (INCLUDING SERVICED APARTMENTS)

Outlook and Visual Privacy

PO 26.1
Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.

DTS / DPF 26.1
Buildings:

(a) provide a habitable room at ground or first level with a window facing toward the street; and
(b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.

PO 26.2
The visual privacy of ground level dwellings within multi-level buildings is protected.

DTS / DPF 26.2
The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.

Private Open Space

PO 27.1
Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.

DTS / DPF 27.1
Private open space provided in accordance with Design in Urban Areas Table 1 - Outdoor Open Space.

Apartment Amenity

PO 28.1
Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.

DTS / DPF 28.1
Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct 'line of sight' between them and 3m or more from a side or rear property boundary.

PO 28.2
Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:

(a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy; and
(b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.

DTS / DPF 28.2
Balconies utilise a combination (or thereof) of the following design elements:

(a) sun screens;
(b) pergolas;
(c) louvres;
(d) green facades; or

(e) openable walls.

PO 28.3
Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.

DTS / DPF 28.3
Balconies open directly from a habitable room and incorporate:

(a) a minimum dimension of 2m or more and are well proportioned to accommodate a table and 2 chairs; or
(b) a minimum dimension of 2.4m and are well proportioned to accommodate a table and 4 chairs.

PO 28.4
Dwellings are provided with sufficient space for storage to meet likely occupant needs.

DTS / DPF 28.4
Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates:

(a) studio: 6m3 or more;
(b) 1 bedroom dwelling / apartment: 8m3 or more;
(c) bedroom dwelling / apartment: 10m3 or more; and
(d) 3+ bedroom dwelling / apartment: 12m3; and
(e) 50% or more of the storage volume is provided within the dwelling.

PO 28.5
Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.

DTS 28.5
None are applicable.

Apartment Configuration

PO 29.1
Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.

DTS / DPF 29.1
Buildings containing in excess of 10 dwellings provide at least one of each of the following:

(a) studio (where there is no separate bedroom);
(b) 1 bedroom dwelling / apartment with a floor area of at least 50m2;
(c) 2 bedroom dwelling / apartment with a floor area of at least 65m2; and
(d) 3+ bedroom dwelling / apartment with a floor area of at least 80m2, and any dwelling over 3 bedrooms provides an additional 15m2 for every additional bedroom.

PO 29.2
Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.

DTS 29.2
None are applicable.

Common Areas

PO 30.1

The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.

DTS / DPF 30.1

Common corridor or circulation areas:

(a) have a minimum ceiling height of 2.7m;
(b) provide access to no more than 8 dwellings; and
(c) incorporate a wider section of apartment entries where the corridors exceed 12m in length from a core.

GROUP DWELLINGS, RESIDENTIAL FLAT BUILDINGS AND BATTLE-AXE DEVELOPMENT

Amenity

PO 31.1

Dwellings are of a suitable size to provide high standard of amenity for occupants.

DTS / DPF 31.1

Dwellings have a minimum internal floor area in accordance with the following table:

Bedrooms	Minimum internal floor area
Studio (where there is no separate bedroom)	35m²
1 bed	50m²
2 bed	65m²
3+ bed	80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom

PO 31.2

The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.

DTS / DPF 31.1

None are applicable.

PO 31.3

Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards neighbouring properties.

DTS 31.3

None are applicable.

Communal Open Space

PO 32.1

Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided.

DTS 32.1

None are applicable.

Car parking, access and manoeuvrability

PO 33.1

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

DTS / DPF 33.1

Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:

(a) 1 on-street car park per 3 proposed dwellings (rounded up to the nearest whole number); and
(b) minimum car park length of 6m.

PO 33.2

The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.

DTS / DPF 33.2

Access to group dwellings or dwellings within a residential flat building provided via a single common driveway.

PO 33.3

Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability of the types of vehicles that are reasonably anticipated.

DTS / DPF 33.3

Battle-axe driveways and driveways that service more than one dwelling satisfy the following:

(a) a width of 3m or more;
(b) for driveways servicing three or more dwellings which exceed 30m in length, incorporate a least one vehicle passing point with a width of 5m or more and a length of 6m or more, and an additional passing point at least every 30m thereafter;
(c) locate the passing point in (b) within 12m of the primary street boundary; and
(d) a width of 5m or more for at least the first 6m from the primary street boundary where located on an arterial road.

PO 33.4

Driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site in a safe and convenient manner.

DTS / DPF 33.4

Driveways providing access to more than one dwelling allow a B85 passenger vehicle to enter and exit all dedicated car parks and garages in a forward direction without requiring more than a 2-point-turn manoeuvre.

PO 33.5

Dwellings are adequately separated from common driveways and manoeuvring areas.

DTS / DPF 33.5
Dwellings are at least 1.5m from any vehicle movement path required to achieve DTS 34.3.

Landscaping

PO 34.1
Landscaping is provided between dwellings and common driveways to improve the outlook for occupants and improve the appearance of common areas.

DTS / DPF 34.1
Other than where located directly in front of a garage or directly adjacent a building entry door, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.

PO 34.2
Landscaping is provided that improves the appearance of common driveways.

DTS / DPF 34.2
Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point required in DTS 34.3).

Site Facilities / Waste Storage

PO 35.1
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.

DTS 35.1
None are applicable.

PO 35.2
Provision is made for suitable external clothes drying facilities.

DTS 35.2
None are applicable.

PO 35.3
Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from public view.

DTS 35.3
None are applicable.

PO 35.4
Waste and recyclable material storage areas are located away from dwellings.

DTS / DPF 35.4
Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 35.5
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

DTS 35.5
None are applicable.

SUPPORTED ACCOMMODATION, HOUSING FOR AGED PERSONS, AND PEOPLE WITH DISABILITIES

Siting and Configuration

PO 36.1
Supported accommodation and housing for aged persons and people with disabilities located where on-site movement of residents is not unduly restricted by the slope of the land.

DTS 36.1
None are applicable.

Movement and Access

PO 37.1
Development designed to support safe and convenient access and movement for residents by providing:

(a) ground-level access or lifted access to all units;
(b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places;
(c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability; and
(d) kerb ramps at pedestrian crossing points.

DTS 37.1
None are applicable.

Communal Open Space

PO 38.1
Development designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors alike.

DTS 38.1
None are applicable.

PO 38.2
Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided (such as supported accommodation).

DTS 38.2
None are applicable.

Site Facilities / Waste Storage

PO 39.1
Development designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.

DTS 39.1
None are applicable.

PO 39.2
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.

DTS 39.2
None are applicable.

PO 39.3
Provision is made for suitable external clothes drying facilities.

DTS 39.3
None are applicable.

PO 39.4
Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.

DTS 39.4
None are applicable.

PO 39.5
Waste and recyclable material storage areas are located away from dwellings.

DTS / DPF 39.5
Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 39.6
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

DTS 39.6
None are applicable.

PO 39.7
Services including gas and water meters conveniently located and screened from public view.

DTS 39.7
None are applicable.

STUDENT ACCOMMODATION

PO 40.1
Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction. DTS / DPF 41.1

Student accommodation provides:

(a) a range of living options that meet a variety of accommodation needs, such as one bedroom, two bedroom and disability access units;
(b) common or shared facilities to enable a more efficient use of space, including:
    i. shared cooking, laundry and external drying facilities;
    ii. internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Outdoor Open Space;
    iii. common storage facilities at the rate of 8 cubic metres for every 2 dwellings or students;
    iv. common on-site parking to meet anticipated demand in accordance with Transport, Access and Parking Table 1 - Off-street Car Parking Requirements ; and
    v. secure and sheltered bicycle parking at the rate of one space for every 2 students.

PO 40.2
Student accommodation designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.

DTS 40.2
None are applicable.

ALL NON-RESIDENTIAL DEVELOPMENT

Water Sensitive Design

PO 41.1
Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.

DTS / DPF 41.1
Development includes stormwater management systems designed to achieve the following gross pollutant outcomes:

(a) 80 per cent reduction in average annual total suspended solids;
(b) 60 per cent reduction in average annual total phosphorus;
(c) 45 per cent reduction in average annual total nitrogen;
(d) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff; and
(e) no visible oils/grease for flows up to the 1-in-3 month average return interval flood peak flow.

PO 41.2
Water discharged from a development site to be of a physical, chemical and biological condition equivalent to or better than its pre-developed state.

DTS 41.2
None are applicable.

PO 41.3
Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

DTS / DPF 41.3
Development includes stormwater management systems that:

(a) maintain a pre-development peak flow rate from the site, based upon a 0.35 runoff coefficient for the 20-year ARI (5% AEP) 30 minute storm, unless a lower performance measure is specified in an approved catchment based Stormwater Management Plan;
(b) maintains the stormwater runoff time to peak to match that of the pre-development; and
(c) manages up to and including the 100-year ARI flood event (1% AEP) to avoid flooding of buildings.

Wash-down and Waste Loading and Unloading

PO 42.1
Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment that are:

(a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off;
(b) paved with an impervious material to facilitate wastewater collection;
(c) of sufficient size to prevent ‘splash-out’ or ‘over-spray’ of wastewater from the wash-down area; and
(d) designed to drain wastewater to either:
    i. a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme; or

ii. a holding tank and its subsequent removal off-site on a regular basis.

DTS 42.1
None are applicable.

Table 1 - Outdoor Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Detached dwelling Semi-detached dwelling Row dwelling Group dwelling	Site area >1,000m^2	Total area: 20% of total site area Adjacent to habitable room: 10% total site area / minimum dimension 4m.
	Site area 500m^2 – 1,000m^2	Total area: 80m^2 Adjacent to habitable room: 24m^2 / minimum dimension 4m.
	Site area 300m^2 - 500m^2	Total area: 60m^2 Adjacent to habitable room: 16m^2 / minimum dimension 4m.
	Site area <300m^2	Total area: 24m^2 Adjacent to habitable room: 16m^2 / minimum dimension 3m
Cabin or caravan (permanently fixed to the ground) in a Residential Park Zone or Caravan and Tourist Park Zone		Total area: 16m^2, which may be uses as second car parking space, provided on each site intended for residential occupation.
Apartments	Dwellings at ground level:	
	- All types	15m^2 / minimum dimension 3m
	Dwellings located above ground level:	
	- Studio	4m^2 / minimum dimension 1.8m
	- One bedroom dwelling	8m^2 / minimum dimension 2.1m
	- Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	- Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m