DEVELOPMENT NO.:	21019844
APPLICANT:	Bird in Hand Winery
ADDRESS:	150 PFEIFFER RD WOODSIDE SA 5244
NATURE OF DEVELOPMENT:	Variation to 18/828/473 to increase the floor area and the height of the cellar door, restaurant & function facility and internal alteration
ZONING INFORMATION:	**Zones:** • Productive Rural Landscape **Overlays:** • Environment and Food Production Area • Hazards (Bushfire - Medium Risk) • Heritage Adjacency • Hazards (Flooding - Evidence Required) • Limited Land Division • Mount Lofty Ranges Water Supply Catchment (Area 2) • Native Vegetation • Prescribed Water Resources Area • Water Resources
LODGEMENT DATE:	29 Jul 2021
RELEVANT AUTHORITY:	Assessment Panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	2021.10
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Doug Samardzija Statutory Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for a variation to Development Application 18/828/473 which was for the expansion to the existing mixed use development. The proposal comprises a cellar door, restaurant & function facility (400 person capacity), including building alterations & 4 storey additions with an additional restaurant, ancillary bars, viewing deck and underground cellar. The proposal also included the construction of sewer pumping main, associated car parking, combined fence and retaining walls & earthworks and was a non-complying form of development. Additionally there

was a proposed Variation to Development Authorisation 473/65/10 to vary Conditions 2 & 3 relating to hours of operation & overall capacity of the premises (excluding outdoor concerts) and to delete Conditions 9 & 10 relating to other operational restrictions.

This application now seeks to vary elements of Development Application 18/828/473 which are summarised below:

- Increase the height of the building from 15.24m to 18m, an increase in height by 2.76m
- Increase the floor area by 150m², which includes a combined increase in the ground floor and first floor areas
- Internal alterations which are all detailed in the report submitted by Heynen Planning Consultants. The reasons behind the changes as identified by the planning consultant are:

    a) Review of the technical requirements associated the preparation of working drawings
    b) The need for a more versatile day to day operational spaces and functions
    c) Compliance with fire safety regulated regulations
    d) The need to provide improved access for people with mobility impairment
    e) The need to improve the safety of occupants associated with the roof garden; and
    f) The desire for enhanced architectural expression of the building (internal and external).

- The proposal does not seek to alter any operational aspects of the original approval in terms of the capacity, the hours of operation, car parking arrangements, access or waste management. In addition, the amendments proposed will not alter any conditions imposed on the original consent.

BACKGROUND:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
22 January 2021	20/1062/473	Two storey domestic outbuilding
9 November 2020	20/853/473	Change of use from outbuilding to worker accommodation building & associated building alterations (non-complying)
22 February 2021	20/839/473	Masonry wall- pool safety barrier (maximum height 1.2m)
13 November 2021	20/308/473	Change of use from office to tourist accommodation (maximum of 6 guests) & associated building alterations & additions (non-complying)
20 August 2021	20/178/473	Masonry fence (maximum height 2.2m) & pillars (maximum height 4m)
2 December 2019	19/593/473	Retaining walls (maximum height 1.6m), masonry walls & chimney (maximum height 3.9m), & associated earthworks
16 August 2019	19/527/473	Retaining walls (maximum height 2.6m)
4 March 2021	19/175/473	Temporary change of use of office (storage and meeting rooms only) to include relocated cellar door for a period of two years and a temporary variation to condition 13 of Development Authorisation 473/674/17 & associated building alterations and car parking
2 October 2020	18/828/473	Expansion to existing mixed use development comprising cellar door, restaurant & function facility (400 person capacity), including

		building alterations & 4 storey additions with an additional restaurant, ancillary bars, viewing deck and underground cellar, construction of sewer pumping main, associated car parking, combined fence and retaining walls & earthworks and Variation to Development Authorisation 473/65/10 to vary Conditions 2 & 3 relating to hours of operation & overall capacity of the premises (excluding outdoor concerts) and to delete Conditions 9 & 10 relating to other operational restrictions (non-complying)
17 July 2019	18/827/473	Variation to 17/674/473- to vary building dimensions and internal floor plan of winery building
14/03/18	17/674/473	Winery , horticultural & office building
15/01/18	16/930/473	Vary location of overflow car park for special events
5/08/17	16/536/473	Signage
5/05/17	16/906/473	Toilet block
22/07/17	16/392/473	Increase outdoor concert capacity from 3000 to 3500 persons
21/3/17	15/361/473	Dwelling additions and alterations
2/05/16	15/214/473	Additions and alterations to winery building to relocation bottling line
21/03/16	15/871/473	Freestanding advertising sign and sculpture
4/11/15	14/724/473	Increase in outdoor concert capacity to 3000
27/08/15	14/717/473	In ground swimming pool and barriers
29/10/14	14/649/473	Relocation and addition to water storage tank
1/05/14	14/178/473	Variation to 10/56/473 to allow two indoor concerts with a capacity of 2100 over two nights
12/4/13	12/750/473	Change of use and alteration addition to existing buildings, offices and boardroom
12/04/13	12/718/473	Alteration and addition to barrel store- additional cellar door sales area and storage
22/03/13	12/688/473	Variation to the development authorisation 473/931/10- a reduction in size of cellar door in barrel store building and change of location
22/03/13	10/931/473	Change of use of the existing barrel store to include cellar door sales
27/03/13	10/65/473	Periodic special events (up to 2 times per calendar year) and increase in capacity of dining/function centre - 110 for seated & 150 for non- seated, & increase capacity of indoor and outdoor functions area for a maximum of 400 persons
27/03/13	12/734/473	Variation to development authorisation 473/65/10 to vary condition 3 to permit use of the barrel store for functions in addition to the existing restaurant.

27/08/12	10/189/473	Alterations and addition to dwelling including two storey additions & carport, associated earthworks
3/05/2010	09/873/473	Winery waste water effluent dam
30/01/09	08/1087/473	Advertising display (Sign B)- Directional signage location on the intersection of Pfeiffer and Bird in Hand Roads
16/03/09	08/758/473	winery building (barrel store) associated with existing winery
3/11/08	08/757/473	Additional cellar door sales area and advertising sign (1.8m x 0.9m) associated with existing winery, restaurant and cellar door and amendment to the operating hours of the restaurant (9am to midnight 7 days per week)
2/03/07	06/979/473	Staged alterations and additions to the existing winery. Stage 1: Construction of new winery shed, increase in the winery crush from 500 to 2000 tonnes per annum, new grape receival and crushing facility, alterations to the existing waste treatment plant with conversion of the existing dam to spill detention basin and installation of new water storage tank (181KL) Stage 2: Alteration to the existing winery building to establish a 75 seat restaurant and cellar door sales facility with associated parking, and new toilet facilities
21/10/02	00/1173/473	Winery and olive bottling plant

The original development application 18/828/473 was considered by CAP on the 14 August 2019 and a recommendation by the staff to seek concurrence from State Commission Assessment Panel to grant planning consent was supported by the CAP. A copy of the original plans and the DNF are included as **Attachment 6**.

Following the State Commission Assessment Panel's concurrence and the issuing of the Development Plan Consent the decision was appealed to the ERD Court by representor Terramin Exploration Pty Ltd. The ERD Court proceedings resulted in the Court Order to vary the approved plans (only in relation to the car park layout, pedestrian access and stormwater management) and the conditions attached to the Development Plan Consent, including an increase to the number of conditions and removal of the reserve matter. A copy of the Court Order and amended plans are included as **Attachment 7**.

Following the Court Order there was a minor variation to the proposal under Regulation 47A of the *Development Regulations 2008* to stage the application with stage one (1) being construction of site works, stormwater infrastructure, footings and cellar. Stage one (1) was granted full development approval on 02 October 2020, and in accordance with the PDI Regulation Variation to Regulation 67, the applicant has two years to commence the development.

SUBJECT LAND & LOCALITY:

Subject Land:

The subject site is 29.74 hectares and irregular in shape with frontages to three roads, namely Pfeiffer Road (primary frontage of 681 metres), Drummond and Bird In Hand Roads. Access to the property is via a main entry (eastern most access point) on Pfeiffer Road as well as two private and/or staff access points.

The subject site contains the Bird in Hand winery buildings, including restaurant and cellar door, function centre use within the combined restaurant, former barrel hall and a licenced outdoor area to the north of these buildings. There is also a new winery, horticulture and office building to the south of the existing winery buildings. Portion of the existing offices presently used as meeting room and office related storage rooms (in building to the north of the existing restaurant) is approved as a temporary cellar door (as currently approved/conditioned in Development Approval 17/674 and 18/827).

With the exception of the built form mentioned above and multiple uses currently occurring on site, the predominant use of the site is as a vineyard which surround the winery buildings on southern, western and eastern sides of the site. Furthermore, the site also includes a dam, winery wastewater dam, dwelling (in the front middle portion of the site), a watercourse, two silo structures 15-18 metres in height and a 300,000-litre water storage tank and on-site car parking. Furthermore, there is an area on the adjacent allotment utilised as a Woodside airstrip which is approved to be used as an overflow parking area for outdoor concerts.

Locality:

The locality is predominantly characterised by large rural allotments. To the north-west is the Woodside airstrip which also includes a dwelling located approximately 320 metres from the proposed development. To the north-east is a large allotment which is used for livestock grazing and is also the Adelaide Polo Club grounds. It currently features two playing fields, car parking, a shed, horse holding yards and a dwelling (caretaker's residence). The dwelling on the Polo Club is the closest dwelling to the proposed development site located approximately 300 metres away.

To the east is a large rural residential and livestock grazing allotment which features a State Heritage listed chimney and flue of the former Lone Hand Gold Mine. The dwelling and rural buildings are grouped in the north-west portion of the site. This dwelling is some 420 metres from the cellar door and function centre building on the site. There is a current mining application by Terramin Exploration Pty Ltd for this land. Further to the east is the Petaluma Winery. To the south east is another State Heritage listed property in the form of the Former Inverbrackie Caledonian Church (Ruin), Manse & Graveyard.

The dwellings to the south are located 330 to 400 metres away from the expansion area. These allotments are used for rural residential combined with livestock grazing or viticulture. The nearly Art Wine vineyard also features a cellar door.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Function centre: Code Assessed - Performance Assessed
  Internal building work: Code Assessed - Performance Assessed
  Shop: Code Assessed - Performance Assessed

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

PUBLIC NOTIFICATION

- **REASON**
  Table 5 lists function centres as not requiring notification except a function centre which fails to satisfy DTS/DPF 6.6 in the Productive Rural Landscape Zone. The proposal fails to satisfy DPF 6.6(d) in that the height of the building exceeds 9m from natural ground level.

- **LIST OF REPRESENTATIONS**
  One (1) representation was received from the adjoining property opposing the proposal. The representor did not indicate they wished to be heard in support of their representation.

  The CAP were the original decision authority for the development and as this proposal is a variation to that, the matter is being remitted to CAP for determination.

Representor Name	Representor's Property Address	Wishes to be Heard (Y/N)	Nominated Speaker (if relevant)
Tom Mehrtens- Terramin Exploration Pty Ltd	PO Box 1168 Strathalbyn SA 5255	**No**	**N/A**

The following is a summary of the issues in the representation:

- The reason for the increase to the height of the development is unclear and does not include assessment of the impacts on the nearby neighbours
- The increase in the height will increase the line of sight of the proposed mine on the adjoining allotment
- Conditions imposed by the ERD court on the original application seeks assurance that none of those will be overturned or alerted as a result of that planning consent being granted.

AGENCY REFERRALS

None

INTERNAL REFERRALS

None

PLANNING ASSESSMENT

Desired outcomes
Desired outcomes are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome, or assist in assessing the merits of the development against the applicable performance outcomes collectively.

Performance outcomes
Performance outcomes are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.

Designated performance features
In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a *designated performance feature* or DPF). A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome, and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in **Attachment 8.**

Desired Outcomes	
Productive Rural Landscape Zone • **DO 1** • **DO 2** • **DO 3**	• A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents whilst also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape. • A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the scale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity • Create local conditions that support new and continuing investment whilst seeking to promote co-existence with adjoining activities and mitigate land use conflicts.
Hazards (Bushfire-Medium Risk) Overlay • **DO 1** • **DO 2**	• Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by sitting and designing buildings in a manner that mitigates the treat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfire as a result of climate change. • To facilitate access for emergency services vehicles to aid the protection of lives and assets from bushfires danger.
Heritage Adjacency Overlay • **DO 1**	• Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.
Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • **DO 1**	• Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from Mount Lofty Ranges.
Native Vegetation Overlay • **DO 1**	• Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.
General Development Policies (Design): • **DO 1 (a-c)**	• Development is: a) Contextual- by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area. b) Durable- fit for purpose, adaptable and long lasting c) Inclusive- by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces 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
General Development Policies (Design in Urban Areas) • **DO 1 (a-c)**	• Development is: (a) Contextual- by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area. (b) Durable- fit for purpose, adaptable and long lasting (c) Inclusive- by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of

	quality spaces 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
Interface between Land Uses • **DO 1**	• Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses

Relevant Performance Outcomes/Designated Performance Features	
Productive Rural Landscape Zone	Sitting and Design: PO 2.2 and DPF 2.2 Shops, Tourism and Function Centre: POs 6.1 6.2 and 6.6, DPFs 6.1, 6.2 and 6.6 Built Form and Character: PO and DPF 11.1
Heritage Adjacency Overlay	Built Form: PO 1.1
Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay	Water Quality: PO 1.1 Wastewater: POs 2.1 and 2.4 and DPFs 2.1 and 2.4 Stormwater: POs 3.1, 3.2 and 3.6, DPFs: 3.6 Landscape and Natural Features: PO 4.1
Native Vegetation Overlay	Environmental Protections: PO and DPF 1.1
General Development Policies (Design)	External Appearance: POs 1.1, 1.4, 1.5 and DPF 1.4 Landscaping: POs 3.1, 3.2 Earthworks: PO and DPF 8.1
General Development Policies (Design in Urban Areas)	External Appearance: POs 1.1, 1.4, 1.5 and DPF 1.4 Landscaping: PO 3.1 All development- Medium and High Rise- External Appearance: POs 12.2, 12.3, 12.5 and DPF 12.5
Interface Between Land Uses	General Land Use Compatibility: POs 1.1 and 1.2 Activities Generating Noise or Vibration: POs 4.1, 4.5, 4.6 and DPFs 4.1, 4.6 Light Spill: POs 6.1 and 6.2

Building Height, Setbacks, Design & Appearance:

The main components of the proposed variation in terms of planning impacts are to do with the increase in the overall height and floor area of the buildings. PO 6.2 in the Productive Rural Landscape Zone seeks that shops proposed in the new building are sited, designed and of a scale that maintains a pleasant rural character and amenity. DPF 6.2 outlines that a way to achieve this is to have a setback of at least 20m from property boundaries and the building height does not exceed 9m, with shops not sited within 100m of a sensitive receiver. Similar outcomes are also sought by PO and DPF 6.6 which are more specific to functions centres with the only difference being the recommended setback from property boundaries is 40m. Whilst the proposal fails to satisfy the quantitative height requirements by exceeding the height requirements by 9m, the proposal is still considered to be consistent with the intent of POs 6.2 and 6.6. The setback from the closest boundary is 127m whilst the closest sensitive receiver is 300m away and thus the setback proposed is well in excess of what is sought by the Code. The building is also proposed centrally to the site and clustered together with existing buildings including the two silo structures. These structures are above the height of the proposed building, with one silo being 1.2m and the other 2.7m above the height of the proposed building. It is also important to consider the overall design of the building when assessing the impacts of the height. At its highest point the building is 18m at the western end next to the two silos, from this point the building height tapers off to 12m which is a difference of 6m between the highest point of the building and the lowest point of the building. This variation in the roof height and the general articulation of the design will break up the mass of the proposed building.

In the representation received the neighbour has outlined some concerns in relation to the proposed increase in height, the lack of reasoning behind the increase as well as an increased ability for overlooking into the neighbouring property and the proposed mining operations on the site. Whilst overlooking is considered during the assessment

process, the Code only affords this assessment to overlooking into adjacent residential properties and views into private open spaces and living areas of dwellings. In this instance the view from the upper level of the building would not be classified as overlooking, firstly because the adjoining property is not residential in nature and as such the Code is silent on overlooking into non-residential properties. Secondly any views from the upper levels of this building would be classified as distant and as such would not be considered as direct overlooking.

PO 6.2 seeks that the shops are associated with existing primary production or primary production related value adding industry and DPF 6.1(c) states that one way of achieving this outcome is to ensure that the gross leasable floor area does not exceed 100m² or 250m² in case of a cellar door. As mentioned above, this application does not have any implications on the already approved use of the building as part of Development Application 18/828/473 and as such this aspect is not being considered with this application. In saying that however, some consideration needs to be given to the changes being proposed and these would have any impacts on the primary production use. As mentioned above, apart from the increase to the height of the building the works will also result in the increase in the total floor area of the building by 150m². The floor area expansion is calculated factoring in the changes to the ground and first floor level. Given the location of the proposed building it is considered that the expansion of the floor area by 150m² is not going to have any impacts on the primary production use of the land. Whilst the floor area of the cellar door is above the 250m² this in itself does not mean that the proposal fails to satisfy the intent of PO 6.2. The variation does not result in the loss of primary production land.

PO 11.1 in Productive Rural Landscape Zone seeks that the buildings are designed and sited to reduce impacts on scenic and rural vistas by having substantial setbacks, using low reflective materials and finishes and being located below ridgelines. The proposal is considered to be consistent with the intent of PO 11.1. The setbacks from boundaries as mentioned above are substantial with the building is located centrally on site and clustered together with other built form. Whilst the design of the building is contemporary in nature and not consistent with existing buildings on site as well as other built form in the locality, it is still considered to be of a high standard and well considered, utilising a mixture of different colours and materials whilst minimising the bulk and scale through a clever use of transparent materials at the upper levels.

Heritage:

PO 1.1 in the Heritage Adjacency Overlay seeks that development adjacent to a state or local heritage place does not dominate, encroach on or, unduly impact on the setting of the place. The closest heritage property is approximately 1600m south/west of the subject site and the proposed increase in height of 2.76m and the increase in the floor area of 150m² is not going to impact on the setting of the heritage place.

CONCLUSION

The proposed changes to the building which include the increase in height and floor area as well as internal alterations are not detrimental to the locality. Whilst the proposal fails to satisfy some of the designated performance features in terms of the building height and the size, it is noted that these departures are not considered detrimental given that the proposal is able to achieve the relevant performance outcomes through other means. The performance outcomes have been met by the building having a significant setback from property boundaries and also from the sensitive receivers. Furthermore, the articulation in the design and the use of mixture of materials and finishes especially in relation to the upper levels has further ensured that the overall bulk and scale of the building on the locality is minimised.

As such it is considered that the increase in height by 2.76m and the increase in the floor area by 150m² are considered to have no detrimental impact on the character and the amenity of the locality.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1) **Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and**

2) **Development Application Number 21019844, by Bird in Hand Winery for Variation to 18/828/473 to increase the floor area and the height of the cellar door, restaurant & function facility and internal alteration at 150 Pfeiffer Rd Woodside is granted Planning Consent subject to the following conditions:**

CONDITIONS

Planning Consent

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

Condition 2:
Except where varied by this authorisation, all other conditions, plans and details relating to Development Authorisation 18/828/473 (as amended by ERD Court Order dated 21 August 2020) continue to apply to this amended authorisation.

ADVISORY NOTES

General Notes

1) **No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.**
2) **Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.**
3) **A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—**
    a. **until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or**
    b. **if an appeal is commenced—**
        i. **until the appeal is dismissed, struck out or withdrawn; or**
        ii. **until the questions raised by the appeal have been finally determined (other than any question as to costs).**

Planning Consent
This Planning Consent is valid for a period of twenty four (24) months commencing from the date of the decision.

Building Consent must be applied for prior to the expiry of the DPC.

CAP MEETING – 10 NOVEMBER 2021
ITEM 9.2

OFFICER MAKING RECOMMENDATION

Name: Doug Samardzija
Title: Statutory Planner

DEVELOPMENT NO.:	21019844
APPLICANT:	Bird in Hand Winery
ADDRESS:	150 PFEIFFER RD WOODSIDE SA 5244
NATURE OF DEVELOPMENT:	Variation to 18/828/473 to increase the floor area and the height of the cellar door, restaurant & function facility and internal alteration
ZONING INFORMATION:	**Zones:** • Productive Rural Landscape **Overlays:** • Environment and Food Production Area • Hazards (Bushfire - Medium Risk) • Heritage Adjacency • Hazards (Flooding - Evidence Required) • Limited Land Division • Mount Lofty Ranges Water Supply Catchment (Area 2) • Native Vegetation • Prescribed Water Resources Area • Water Resources
LODGEMENT DATE:	29 Jul 2021
RELEVANT AUTHORITY:	Assessment Panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	2021.10
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Doug Samardzija Statutory Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for a variation to Development Application 18/828/473 which was for the expansion to the existing mixed use development. The proposal comprises a cellar door, restaurant & function facility (400 person capacity), including building alterations & 4 storey additions with an additional restaurant, ancillary bars, viewing deck and underground cellar. The proposal also included the construction of sewer pumping main, associated car parking, combined fence and retaining walls & earthworks and was a non-complying form of development. Additionally there

was a proposed Variation to Development Authorisation 473/65/10 to vary Conditions 2 & 3 relating to hours of operation & overall capacity of the premises (excluding outdoor concerts) and to delete Conditions 9 & 10 relating to other operational restrictions.

This application now seeks to vary elements of Development Application 18/828/473 which are summarised below:

- Increase the height of the building from 15.24m to 18m, an increase in height by 2.76m
- Increase the floor area by 150m², which includes a combined increase in the ground floor and first floor areas
- Internal alterations which are all detailed in the report submitted by Heynen Planning Consultants. The reasons behind the changes as identified by the planning consultant are:

    a) Review of the technical requirements associated the preparation of working drawings
    b) The need for a more versatile day to day operational spaces and functions
    c) Compliance with fire safety regulated regulations
    d) The need to provide improved access for people with mobility impairment
    e) The need to improve the safety of occupants associated with the roof garden; and
    f) The desire for enhanced architectural expression of the building (internal and external).

- The proposal does not seek to alter any operational aspects of the original approval in terms of the capacity, the hours of operation, car parking arrangements, access or waste management. In addition, the amendments proposed will not alter any conditions imposed on the original consent.

BACKGROUND:

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16 August 2019	19/527/473	Retaining walls (maximum height 2.6m)
4 March 2021	19/175/473	Temporary change of use of office (storage and meeting rooms only) to include relocated cellar door for a period of two years and a temporary variation to condition 13 of Development Authorisation 473/674/17 & associated building alterations and car parking
2 October 2020	18/828/473	Expansion to existing mixed use development comprising cellar door, restaurant & function facility (400 person capacity), including

		building alterations & 4 storey additions with an additional restaurant, ancillary bars, viewing deck and underground cellar, construction of sewer pumping main, associated car parking, combined fence and retaining walls & earthworks and Variation to Development Authorisation 473/65/10 to vary Conditions 2 & 3 relating to hours of operation & overall capacity of the premises (excluding outdoor concerts) and to delete Conditions 9 & 10 relating to other operational restrictions (non-complying)
17 July 2019	18/827/473	Variation to 17/674/473- to vary building dimensions and internal floor plan of winery building
14/03/18	17/674/473	Winery , horticultural & office building
15/01/18	16/930/473	Vary location of overflow car park for special events
5/08/17	16/536/473	Signage
5/05/17	16/906/473	Toilet block
22/07/17	16/392/473	Increase outdoor concert capacity from 3000 to 3500 persons
21/3/17	15/361/473	Dwelling additions and alterations
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27/08/15	14/717/473	In ground swimming pool and barriers
29/10/14	14/649/473	Relocation and addition to water storage tank
1/05/14	14/178/473	Variation to 10/56/473 to allow two indoor concerts with a capacity of 2100 over two nights
12/4/13	12/750/473	Change of use and alteration addition to existing buildings, offices and boardroom
12/04/13	12/718/473	Alteration and addition to barrel store- additional cellar door sales area and storage
22/03/13	12/688/473	Variation to the development authorisation 473/931/10- a reduction in size of cellar door in barrel store building and change of location
22/03/13	10/931/473	Change of use of the existing barrel store to include cellar door sales
27/03/13	10/65/473	Periodic special events (up to 2 times per calendar year) and increase in capacity of dining/function centre - 110 for seated & 150 for non- seated, & increase capacity of indoor and outdoor functions area for a maximum of 400 persons
27/03/13	12/734/473	Variation to development authorisation 473/65/10 to vary condition 3 to permit use of the barrel store for functions in addition to the existing restaurant.

27/08/12	10/189/473	Alterations and addition to dwelling including two storey additions & carport, associated earthworks
3/05/2010	09/873/473	Winery waste water effluent dam
30/01/09	08/1087/473	Advertising display (Sign B)- Directional signage location on the intersection of Pfeiffer and Bird in Hand Roads
16/03/09	08/758/473	winery building (barrel store) associated with existing winery
3/11/08	08/757/473	Additional cellar door sales area and advertising sign (1.8m x 0.9m) associated with existing winery, restaurant and cellar door and amendment to the operating hours of the restaurant (9am to midnight 7 days per week)
2/03/07	06/979/473	Staged alterations and additions to the existing winery. Stage 1: Construction of new winery shed, increase in the winery crush from 500 to 2000 tonnes per annum, new grape receival and crushing facility, alterations to the existing waste treatment plant with conversion of the existing dam to spill detention basin and installation of new water storage tank (181KL) Stage 2: Alteration to the existing winery building to establish a 75 seat restaurant and cellar door sales facility with associated parking, and new toilet facilities
21/10/02	00/1173/473	Winery and olive bottling plant

The original development application 18/828/473 was considered by CAP on the 14 August 2019 and a recommendation by the staff to seek concurrence from State Commission Assessment Panel to grant planning consent was supported by the CAP. A copy of the original plans and the DNF are included as **Attachment 6**.

Following the State Commission Assessment Panel's concurrence and the issuing of the Development Plan Consent the decision was appealed to the ERD Court by representor Terramin Exploration Pty Ltd. The ERD Court proceedings resulted in the Court Order to vary the approved plans (only in relation to the car park layout, pedestrian access and stormwater management) and the conditions attached to the Development Plan Consent, including an increase to the number of conditions and removal of the reserve matter. A copy of the Court Order and amended plans are included as **Attachment 7**.

Following the Court Order there was a minor variation to the proposal under Regulation 47A of the *Development Regulations 2008* to stage the application with stage one (1) being construction of site works, stormwater infrastructure, footings and cellar. Stage one (1) was granted full development approval on 02 October 2020, and in accordance with the PDI Regulation Variation to Regulation 67, the applicant has two years to commence the development.

SUBJECT LAND & LOCALITY:

Subject Land:

The subject site is 29.74 hectares and irregular in shape with frontages to three roads, namely Pfeiffer Road (primary frontage of 681 metres), Drummond and Bird In Hand Roads. Access to the property is via a main entry (eastern most access point) on Pfeiffer Road as well as two private and/or staff access points.

The subject site contains the Bird in Hand winery buildings, including restaurant and cellar door, function centre use within the combined restaurant, former barrel hall and a licenced outdoor area to the north of these buildings. There is also a new winery, horticulture and office building to the south of the existing winery buildings. Portion of the existing offices presently used as meeting room and office related storage rooms (in building to the north of the existing restaurant) is approved as a temporary cellar door (as currently approved/conditioned in Development Approval 17/674 and 18/827).

With the exception of the built form mentioned above and multiple uses currently occurring on site, the predominant use of the site is as a vineyard which surround the winery buildings on southern, western and eastern sides of the site. Furthermore, the site also includes a dam, winery wastewater dam, dwelling (in the front middle portion of the site), a watercourse, two silo structures 15-18 metres in height and a 300,000-litre water storage tank and on-site car parking. Furthermore, there is an area on the adjacent allotment utilised as a Woodside airstrip which is approved to be used as an overflow parking area for outdoor concerts.

Locality:

The locality is predominantly characterised by large rural allotments. To the north-west is the Woodside airstrip which also includes a dwelling located approximately 320 metres from the proposed development. To the north-east is a large allotment which is used for livestock grazing and is also the Adelaide Polo Club grounds. It currently features two playing fields, car parking, a shed, horse holding yards and a dwelling (caretaker's residence). The dwelling on the Polo Club is the closest dwelling to the proposed development site located approximately 300 metres away.

To the east is a large rural residential and livestock grazing allotment which features a State Heritage listed chimney and flue of the former Lone Hand Gold Mine. The dwelling and rural buildings are grouped in the north-west portion of the site. This dwelling is some 420 metres from the cellar door and function centre building on the site. There is a current mining application by Terramin Exploration Pty Ltd for this land. Further to the east is the Petaluma Winery. To the south east is another State Heritage listed property in the form of the Former Inverbrackie Caledonian Church (Ruin), Manse & Graveyard.

The dwellings to the south are located 330 to 400 metres away from the expansion area. These allotments are used for rural residential combined with livestock grazing or viticulture. The nearly Art Wine vineyard also features a cellar door.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Function centre: Code Assessed - Performance Assessed
  Internal building work: Code Assessed - Performance Assessed
  Shop: Code Assessed - Performance Assessed

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

PUBLIC NOTIFICATION

- **REASON**
  Table 5 lists function centres as not requiring notification except a function centre which fails to satisfy DTS/DPF 6.6 in the Productive Rural Landscape Zone. The proposal fails to satisfy DPF 6.6(d) in that the height of the building exceeds 9m from natural ground level.

- **LIST OF REPRESENTATIONS**
  One (1) representation was received from the adjoining property opposing the proposal. The representor did not indicate they wished to be heard in support of their representation.

  The CAP were the original decision authority for the development and as this proposal is a variation to that, the matter is being remitted to CAP for determination.

Representor Name	Representor's Property Address	Wishes to be Heard (Y/N)	Nominated Speaker (if relevant)
Tom Mehrtens- Terramin Exploration Pty Ltd	PO Box 1168 Strathalbyn SA 5255	**No**	**N/A**

The following is a summary of the issues in the representation:

- The reason for the increase to the height of the development is unclear and does not include assessment of the impacts on the nearby neighbours
- The increase in the height will increase the line of sight of the proposed mine on the adjoining allotment
- Conditions imposed by the ERD court on the original application seeks assurance that none of those will be overturned or alerted as a result of that planning consent being granted.

AGENCY REFERRALS

None

INTERNAL REFERRALS

None

PLANNING ASSESSMENT

Desired outcomes
Desired outcomes are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome, or assist in assessing the merits of the development against the applicable performance outcomes collectively.

Performance outcomes
Performance outcomes are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.

Designated performance features
In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a *designated performance feature* or DPF). A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome, and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in **Attachment 8.**

Desired Outcomes	
Productive Rural Landscape Zone • **DO 1** • **DO 2** • **DO 3**	• A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents whilst also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape. • A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the scale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity • Create local conditions that support new and continuing investment whilst seeking to promote co-existence with adjoining activities and mitigate land use conflicts.
Hazards (Bushfire-Medium Risk) Overlay • **DO 1** • **DO 2**	• Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by sitting and designing buildings in a manner that mitigates the treat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfire as a result of climate change. • To facilitate access for emergency services vehicles to aid the protection of lives and assets from bushfires danger.
Heritage Adjacency Overlay • **DO 1**	• Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.
Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • **DO 1**	• Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from Mount Lofty Ranges.
Native Vegetation Overlay • **DO 1**	• Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.
General Development Policies (Design): • **DO 1 (a-c)**	• Development is: a) Contextual- by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area. b) Durable- fit for purpose, adaptable and long lasting c) Inclusive- by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces 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
General Development Policies (Design in Urban Areas) • **DO 1 (a-c)**	• Development is: (a) Contextual- by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area. (b) Durable- fit for purpose, adaptable and long lasting (c) Inclusive- by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of

	quality spaces 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
Interface between Land Uses • **DO 1**	• Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses

Relevant Performance Outcomes/Designated Performance Features	
Productive Rural Landscape Zone	Sitting and Design: PO 2.2 and DPF 2.2 Shops, Tourism and Function Centre: POs 6.1 6.2 and 6.6, DPFs 6.1, 6.2 and 6.6 Built Form and Character: PO and DPF 11.1
Heritage Adjacency Overlay	Built Form: PO 1.1
Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay	Water Quality: PO 1.1 Wastewater: POs 2.1 and 2.4 and DPFs 2.1 and 2.4 Stormwater: POs 3.1, 3.2 and 3.6, DPFs: 3.6 Landscape and Natural Features: PO 4.1
Native Vegetation Overlay	Environmental Protections: PO and DPF 1.1
General Development Policies (Design)	External Appearance: POs 1.1, 1.4, 1.5 and DPF 1.4 Landscaping: POs 3.1, 3.2 Earthworks: PO and DPF 8.1
General Development Policies (Design in Urban Areas)	External Appearance: POs 1.1, 1.4, 1.5 and DPF 1.4 Landscaping: PO 3.1 All development- Medium and High Rise- External Appearance: POs 12.2, 12.3, 12.5 and DPF 12.5
Interface Between Land Uses	General Land Use Compatibility: POs 1.1 and 1.2 Activities Generating Noise or Vibration: POs 4.1, 4.5, 4.6 and DPFs 4.1, 4.6 Light Spill: POs 6.1 and 6.2

Building Height, Setbacks, Design & Appearance:

The main components of the proposed variation in terms of planning impacts are to do with the increase in the overall height and floor area of the buildings. PO 6.2 in the Productive Rural Landscape Zone seeks that shops proposed in the new building are sited, designed and of a scale that maintains a pleasant rural character and amenity. DPF 6.2 outlines that a way to achieve this is to have a setback of at least 20m from property boundaries and the building height does not exceed 9m, with shops not sited within 100m of a sensitive receiver. Similar outcomes are also sought by PO and DPF 6.6 which are more specific to functions centres with the only difference being the recommended setback from property boundaries is 40m. Whilst the proposal fails to satisfy the quantitative height requirements by exceeding the height requirements by 9m, the proposal is still considered to be consistent with the intent of POs 6.2 and 6.6. The setback from the closest boundary is 127m whilst the closest sensitive receiver is 300m away and thus the setback proposed is well in excess of what is sought by the Code. The building is also proposed centrally to the site and clustered together with existing buildings including the two silo structures. These structures are above the height of the proposed building, with one silo being 1.2m and the other 2.7m above the height of the proposed building. It is also important to consider the overall design of the building when assessing the impacts of the height. At its highest point the building is 18m at the western end next to the two silos, from this point the building height tapers off to 12m which is a difference of 6m between the highest point of the building and the lowest point of the building. This variation in the roof height and the general articulation of the design will break up the mass of the proposed building.

In the representation received the neighbour has outlined some concerns in relation to the proposed increase in height, the lack of reasoning behind the increase as well as an increased ability for overlooking into the neighbouring property and the proposed mining operations on the site. Whilst overlooking is considered during the assessment

process, the Code only affords this assessment to overlooking into adjacent residential properties and views into private open spaces and living areas of dwellings. In this instance the view from the upper level of the building would not be classified as overlooking, firstly because the adjoining property is not residential in nature and as such the Code is silent on overlooking into non-residential properties. Secondly any views from the upper levels of this building would be classified as distant and as such would not be considered as direct overlooking.

PO 6.2 seeks that the shops are associated with existing primary production or primary production related value adding industry and DPF 6.1(c) states that one way of achieving this outcome is to ensure that the gross leasable floor area does not exceed 100m² or 250m² in case of a cellar door. As mentioned above, this application does not have any implications on the already approved use of the building as part of Development Application 18/828/473 and as such this aspect is not being considered with this application. In saying that however, some consideration needs to be given to the changes being proposed and these would have any impacts on the primary production use. As mentioned above, apart from the increase to the height of the building the works will also result in the increase in the total floor area of the building by 150m². The floor area expansion is calculated factoring in the changes to the ground and first floor level. Given the location of the proposed building it is considered that the expansion of the floor area by 150m² is not going to have any impacts on the primary production use of the land. Whilst the floor area of the cellar door is above the 250m² this in itself does not mean that the proposal fails to satisfy the intent of PO 6.2. The variation does not result in the loss of primary production land.

PO 11.1 in Productive Rural Landscape Zone seeks that the buildings are designed and sited to reduce impacts on scenic and rural vistas by having substantial setbacks, using low reflective materials and finishes and being located below ridgelines. The proposal is considered to be consistent with the intent of PO 11.1. The setbacks from boundaries as mentioned above are substantial with the building is located centrally on site and clustered together with other built form. Whilst the design of the building is contemporary in nature and not consistent with existing buildings on site as well as other built form in the locality, it is still considered to be of a high standard and well considered, utilising a mixture of different colours and materials whilst minimising the bulk and scale through a clever use of transparent materials at the upper levels.

Heritage:

PO 1.1 in the Heritage Adjacency Overlay seeks that development adjacent to a state or local heritage place does not dominate, encroach on or, unduly impact on the setting of the place. The closest heritage property is approximately 1600m south/west of the subject site and the proposed increase in height of 2.76m and the increase in the floor area of 150m² is not going to impact on the setting of the heritage place.

CONCLUSION

The proposed changes to the building which include the increase in height and floor area as well as internal alterations are not detrimental to the locality. Whilst the proposal fails to satisfy some of the designated performance features in terms of the building height and the size, it is noted that these departures are not considered detrimental given that the proposal is able to achieve the relevant performance outcomes through other means. The performance outcomes have been met by the building having a significant setback from property boundaries and also from the sensitive receivers. Furthermore, the articulation in the design and the use of mixture of materials and finishes especially in relation to the upper levels has further ensured that the overall bulk and scale of the building on the locality is minimised.

As such it is considered that the increase in height by 2.76m and the increase in the floor area by 150m² are considered to have no detrimental impact on the character and the amenity of the locality.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1) **Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and**

2) **Development Application Number 21019844, by Bird in Hand Winery for Variation to 18/828/473 to increase the floor area and the height of the cellar door, restaurant & function facility and internal alteration at 150 Pfeiffer Rd Woodside is granted Planning Consent subject to the following conditions:**

CONDITIONS

Planning Consent

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

Condition 2:
Except where varied by this authorisation, all other conditions, plans and details relating to Development Authorisation 18/828/473 (as amended by ERD Court Order dated 21 August 2020) continue to apply to this amended authorisation.

ADVISORY NOTES

General Notes

1) **No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.**
2) **Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.**
3) **A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—**
    a. **until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or**
    b. **if an appeal is commenced—**
        i. **until the appeal is dismissed, struck out or withdrawn; or**
        ii. **until the questions raised by the appeal have been finally determined (other than any question as to costs).**

Planning Consent
This Planning Consent is valid for a period of twenty four (24) months commencing from the date of the decision.

Building Consent must be applied for prior to the expiry of the DPC.

CAP MEETING – 10 NOVEMBER 2021
ITEM 9.2

OFFICER MAKING RECOMMENDATION

Name: Doug Samardzija
Title: Statutory Planner

HEYNEN
PLANNING CONSULTANTS

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Suite 15, 198 Greenhill Road
EASTWOOD SA 5063

ABN 54 159 265 022
ACN 159 265 022

14 July 2021

Adelaide Hills Council
ATT: Melanie Scott
PO Box 44
WOODSIDE SA 5244

By Upload

Dear Melanie

RE: VARIATION TO DA 18/828/473 – 150 PFEIFFER ROAD, WOODSIDE

Please find attached the following documents pertaining to an application seeking to vary development application 18/828/473 (building dimensions and internal floor plan) to support the operations of Bird in Hand on land at 150 Pfeiffer Road, Woodside:

- Certificate of Title; and
- Cover Page as prepared by GGA Architects, dated 26/02/21;
- Location Plan as prepared by GGA Architects, dated 26/02/21;
- Site Plan as prepared by GGA Architects, dated 26/02/21;
- Cellar/Basement Plan as prepared by GGA Architects, dated 26/02/21;
- Ground Floor/Barrel Hall Plan as prepared by GGA Architects, dated 26/02/21;
- First Floor/Gallery Plan as prepared by GGA Architects, dated 26/02/21;
- Atrium/Mezzanine Plan as prepared by GGA Architects, dated 26/02/21;
- South & East Elevations as prepared by GGA Architects, dated 26/02/21;
- North Elevation & Site Section as prepared by GGA Architects, dated 26/02/21;
- A "clouded" set of the above drawings illustrating the specific variations, along with annotations of the variations;
- Within the "clouded set" a Section drawing has been prepared which highlights the previously approved development illustrated as red outline relative to the Section of the proposed variation;
- Perspectives (7 Before and After "Scenes") (8 sheets) as prepared by GGA Architects, dated 26/02/1; and
- Perspectives (2 sheets) as prepared by GGA Architects, undated (views of the north elevation).

Background

The allotment is occupied by Bird in Hand winery and cellar door, restaurant and function centre, and a winery and horticulture building (storage, wine maturation and office), in addition to the vineyard. By way of Council definition, the site has been described as a "mixed use development (vineyards, winery, cellar door, restaurant and function facility)".

The vast majority of the allotment is occupied by Bird in Hand the vineyard, with the cellar door, restaurant, function centre, operational buildings and associated car parking occupying a portion of the subject land which is not used for the growing of grapes.

Given that the proposed variation will not alter the nature of the approved development and seeks to better assist the existing mixed use development support from Council is sought for the variation.

Proposed Variation

More specifically, the variation of development application 18/828/473 includes:

The Basement/Cellar

(a) location of the "everyday access stair" moved to north eastern corner (no personal lift access to this level);
(b) vehicle lift added;
(c) work/store room created;
(d) length of the floor level increased in length in an easterly direction by 3145 mm;
(e) 4000 mm high vaulted arched distressed plaster ceiling and columns;
(f) internal void cavity double wall space created to aid in waterproofing and ventilation;
(g) fire stair added to southern wall;
(h) underground retaining pile structure noted;

The Ground Floor/Barrel Hall/Tasting room

(i) length of the tasting room and barrel hall **i**ncreased in length in an easterly direction by 3145 mm;
(j) barrel hall floor height increased by 250 mm (requiring 2 steps down to tasting room and main entry)
(k) the eastern side of the barrel hall feature door increased in height and external steps and ramp reconfigured to suit;
(l) vehicle lift added;
(m) location of the everyday access stair position changed;
(n) fire stair added to southern wall;
(o) passenger lift relocated to southern wall;
(p) stair case added into existing silo up to first floor;
(q) barrel hall ceiling height increased, resulting in barrel hall north and south parapet walls increasing in height by 2575 mm;
(r) new French timber louvred shutters added into the northern parapet wall (to create some articulation and also enable ventilation down into cellar);
(s) new steel framed entry canopy to north western corner of the barrel hall;

First Floor/Gallery

(t) length of the floor level increased in length in an easterly direction by 3145 mm;
(u) location of the everyday access stair position changed;
(v) fire stair added to southern wall;
(w) overall roof height increased to RL 406.835;
(x) southern wall is to be rendered to match the existing wall;
(y) stair case up to mezzanine floor relocated to the on southern wall with curving roof above;
(z) stair case added into existing silo;
(aa) internal layout changed;
(bb) roof garden is flat and stepped rather than sloping;
(cc) toilet block has moved into existing shed roof space;
(dd) balustrade has changed from frameless glass to steel flat plate verticals; and

Mezzanine

(ee) altered changed location**.**

The alterations to the original development application results in an additional floor area of approximately 150 m^2 (combined) being created at the ground floor and first floor levels of the proposed building.

The proposed variation development does not alter the 400 person capacity or the overall operation of the use with respect to various conditions per the planning consent granted by the ERD Court.

I have been advised that the pumping main construction is progressing and that Stage 1 Development Approval[1] has been granted and is to commence as associated with the cellar/basement level.

I understand that the variations have come about primarily due to:

(1) a review of technical requirements in association with the preparation of the "working drawings";
(2) the practical need for more versatile day-to-day operational spaces and functions;
(3) compliance with fire safety related regulations;
(4) the need to provide improved access for people with mobility impairments;
(5) the need to improve the safety of occupants associated with the roof garden; and
(6) the desire for enhanced architectural expression of the building (internal and external).

Assessment Approach

The following brief assessment has applied the approach that treats the previously listed alterations to the approved development as akin to a variation of an existing structure. In forming this view I am conscious of the decision of *Holds & Ors v The City of Port Adelaide Enfield & Ors* [2011] SASC 226 which states:

> 38. If the application is treated as an application to vary the approved development, the next step must be to identify the elements of the proposed development which are not comprehended by the original approval… The extent of the proposed variation must then be assessed against the applicable Development Plan. Plainly enough, the extent of the proposed variation cannot be assessed in the abstract. It must be assessed in the context of the development which has been approved and, perhaps, even substantially completed. An application to vary a development approval, which proposes to increase the height or mass of a building, cannot be sensibly addressed in the abstract. It must be considered against the dimensions of the building which has been approved. It is meaningless to assess an increase in the height of a building by say, one metre, without reference to the already approved or existing height…

The Supreme Court decision was consistent with the judgement in the matter of *Vlassis v City of Unley (No 2)* [2002] SAERDC 8 which stated:

> 15… It is a proper course for me to take into account that which is entitled to be constructed when assessing the proposed variation.

Accordingly, the subject of the assessment is only to pertain to the alterations listed previously (i.e. items (a) to (ee) inclusive) in the context of the approved development that could be undertaken as a matter or course.

With that in mind and having regard to the Planning and Design Code (the Code) the variations can be described correctly as relating to a "function centre" as referenced within the Productive Rural Landscape Zone.

[1] Noted as development "to be undertaken in two stages - stage 1 siteworks, stormwater infrastructure, footings & cellar construction - stage 2 remainder of the works" per Development Approval issued 2 October 2020

Brief Planning Opinion

In considering the planning merit of the proposed variation, I turn first to *Terramin Exploration Pty Ltd v Adelaide Hills Council & Anor* [2020] SAERDC 27 in which the Court characterised the subject land and uses as the Bird in Hand "hospitality complex" (para. 13). The fundamental use will not change from that as described (which is a form of "function centre"), while the "footprint" does not alter in a substantive sense.

Accordingly, the variation will continue to ensure that the following Code provisions are favourably resolved:

> **Productive Rural Landscape Zone**
> DO 1 A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.
> DO 2 A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity.
> DO 3 Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts.
>
> PO 1.1 The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.

In relation to the building appearance and general "landscape character" the following provisions expresses the general policy intent of the Code:[i]

> **Productive Rural Landscape Zone**
> PO 6.6 Function centres are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.
> PO 11.1 Large buildings designed and sited to reduce impacts on scenic and rural vistas by:
> (a) having substantial setbacks from boundaries and adjacent public roads
> (b) using low reflective materials and finishes that blend with the surrounding landscape
> (c) being located below ridgelines.

In this regard that the building height has increased (in part) by 2.955 m, while retaining the variety of materials and overall articulation evident in the approved development.

Returning to the *Terramin* matter the Court observed as follows of relevance:

> 122. In our view, the building addition, while neither low profile nor composed of traditional building materials, is suitably designed in accord with the key siting and design principles by:
> - retaining and adapting an existing long-standing, and traditionally composed barrel hall building cut partly into the sloping site;
> - stepping back the exposed upper building levels and incorporating a contoured roof form which responds to the sloping land, moderating the height of vertical walls;
> - using largely glazed external walls on its exposed upper levels to further ameliorate the building bulk or mass;
> - avoiding any impact on the land's open character by confining new building works to the existing winery complex;
> - avoiding visible earthworks impacts on the natural land form by containing the cellar entirely within the existing barrel hall building; and
> - siting the proposal centrally on the subject land and roughly mid-way up the land slope (from Pfeiffer Road to the crest of the hill) therefore conforming with the expected siting of buildings and avoiding the building 'skylining'.

and

> 123. Having regard to the evidence of Mr Rolfe and our own observations on site, we consider that, in the context of the scale of aggregated winery and hospitality buildings on site and the prominent storage silos which will remain, the proposed building additions are suitably sited, composed and scaled.

Having compared the "before and after" 3D "scenes" prepared by GGA in association with this variation application and those as assessed by the Court, I am of the opinion that the above conclusions remain relevant and consistent, noting also for example that the proposed development will not appear to be outwardly different from the public road or adjacent land from that approved, observing for example:

(a) the substantial set back distances to the property boundaries and overall spatial separation to adjacent land and buildings;
(b) the topography of the land;
(c) the relative scale of the silos which continue to be pre-eminent in the locality;
(d) the curved architectural form which diminishes changes in height and reduced scale differences;
(e) the continued use of materials which are respectful of the locality; and
(f) the preservation of the highly articulated and modulated form which again diminishes visual differences associated with the variation.

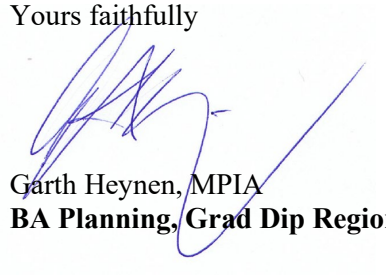
Summary

Having weighed up the nature of the development, the context of the site and locality, the scale of the building, the comparable articulation and modulation of the building, the neutrality with respect to the approved use and the lack of impact on primary production capacity of the land I am of the opinion that the variation of development application 18/828/473 is appropriate for the site and continues to display high levels of consistency with the Code.

Finally, on review of the conditions of consent associated with development application 18/828/473 I am of the opinion that these requirements will not alter as a consequence of the proposed variation, save for the reference to the updated planning drawings.

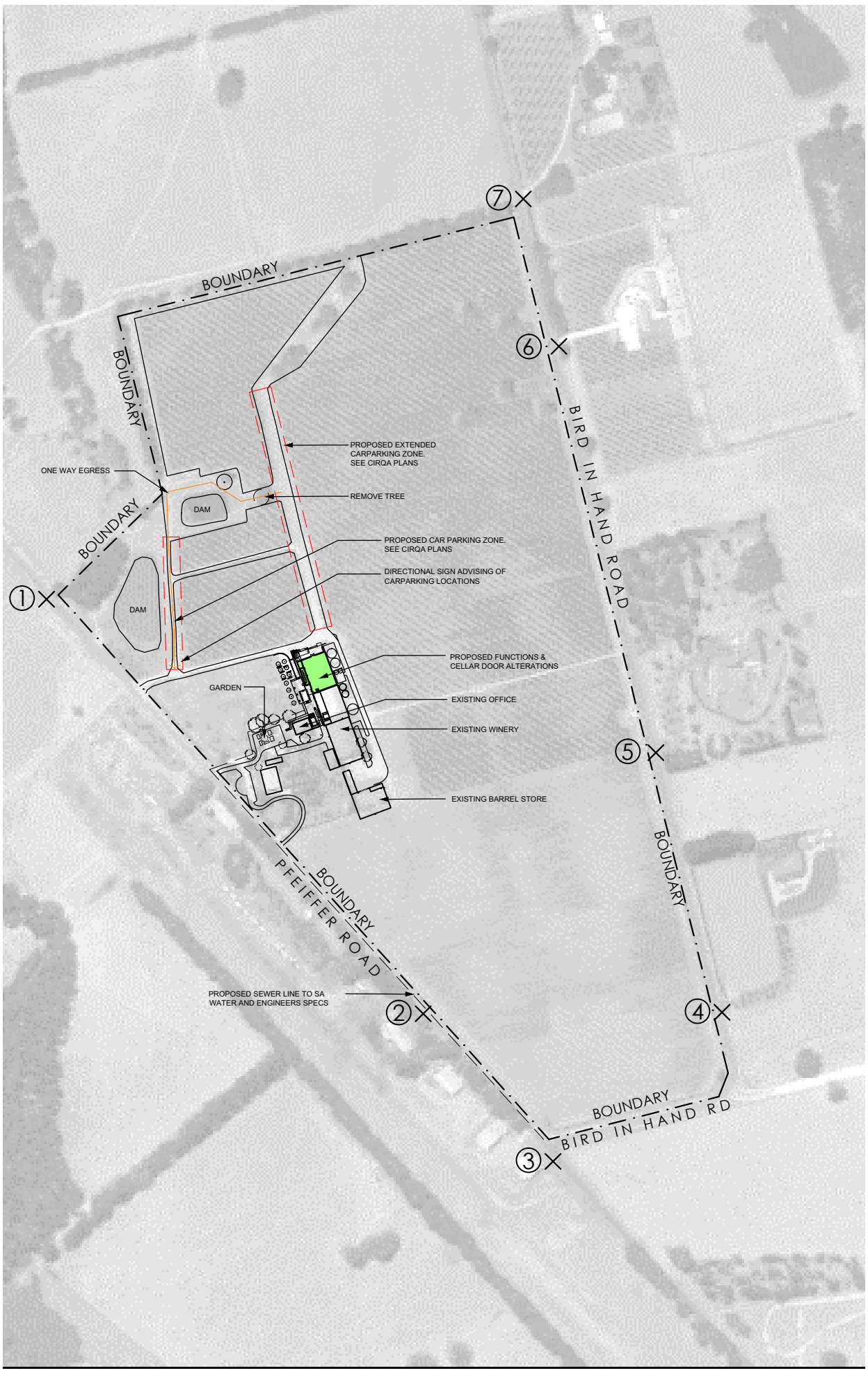
The applicant looks forward to receiving Councils favourable "performance assessment" of the proposal, and confirmation of the fees payable at Councils earliest convenience.

Yours faithfully



Garth Heynen, MPIA
BA Planning, Grad Dip Regional &Urban Planning, Grad Dip Property

[i] I note Zone PO 6.5 and DTS/DPF 6.5 which references function centres in association with primary production and capacity of 74 persons. As acknowledged in the *Terramin* matter the existing use rights extend beyond the conventional application of these Code provisions.



LOCATION PLAN 1:5000

× - SCENE LOCATION

A3 SHEET

GRIEVE GILLETT ANDERSEN

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project BIRD IN HAND PERSPECTIVE
LOCATION PLAN

for ANDREW NUGENT

address CRN-BIRD IN HAND & PFEIFFER ROAD,
WOODSIDE SA 5244

job no. 16016
dwg. no. SP01
scale 1:5000 @ A3
date 26/02/1
revision -

SCENE 1
BEFORE

SCENE 1
AFTER

A3 SHEET

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project	BIRD IN HAND PERSPECTIVE LOCATION PLAN
for	ANDREW NUGENT
address	CRN-BIRD IN HAND & PFEIFFER ROAD, WOODSIDE SA 5244

job no.	16016
dwg. no.	SP02
scale	-
date	26/02/21
revision	-

SCENE 2
BEFORE

SCENE 2
AFTER

A3 SHEET

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project	BIRD IN HAND PERSPECTIVE LOCATION PLAN
for	ANDREW NUGENT
address	CRN-BIRD IN HAND & PFEIFFER ROAD, WOODSIDE SA 5244

job no.	16016
dwg. no.	SP03
scale	-
date	26/02/21
revision	-

SCENE 3
BEFORE

SCENE 3
AFTER

A3 SHEET

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LOCATION PLAN

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WOODSIDE SA 5244

job no. 16016
dwg. no. SP04
scale -
date 26/02/21
revision -

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SCENE 4
BEFORE

SCENE 4
AFTER

A3 SHEET

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project	BIRD IN HAND PERSPECTIVE LOCATION PLAN
for	ANDREW NUGENT
address	CRN-BIRD IN HAND & PFEIFFER ROAD, WOODSIDE SA 5244

job no.	16016
dwg. no.	SP05
scale	-
date	26/02/21
revision	-

SCENE 5
BEFORE

SCENE 5
AFTER

A3 SHEET

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project	BIRD IN HAND PERSPECTIVE LOCATION PLAN
for	ANDREW NUGENT
address	CRN-BIRD IN HAND & PFEIFFER ROAD, WOODSIDE SA 5244

job no.	16016
dwg. no.	SP06
scale	-
date	26/02/21
revision	-

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SCENE 6
BEFORE

SCENE 6
AFTER

A3 SHEET

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project BIRD IN HAND PERSPECTIVE LOCATION PLAN
for ANDREW NUGENT
address CRN-BIRD IN HAND & PFEIFFER ROAD, WOODSIDE SA 5244

job no. 16016
dwg. no. SP07
scale -
date 26/02/21
revision -

SCENE 7
BEFORE

SCENE 7
AFTER

A3 SHEET

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project	BIRD IN HAND PERSPECTIVE LOCATION PLAN
for	ANDREW NUGENT
address	CRN-BIRD IN HAND & PFEIFFER ROAD, WOODSIDE SA 5244

job no.	16016
dwg. no.	SP08
scale	-
date	26/02/21
revision	-

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REVISION LIST

The Basement/Cellar
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(b) vehicle lift added;
(c) work/store room created;
(d) length of the floor level increased in length in an easterly direction by 3145 mm;
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(g) fire stair added to southern wall;
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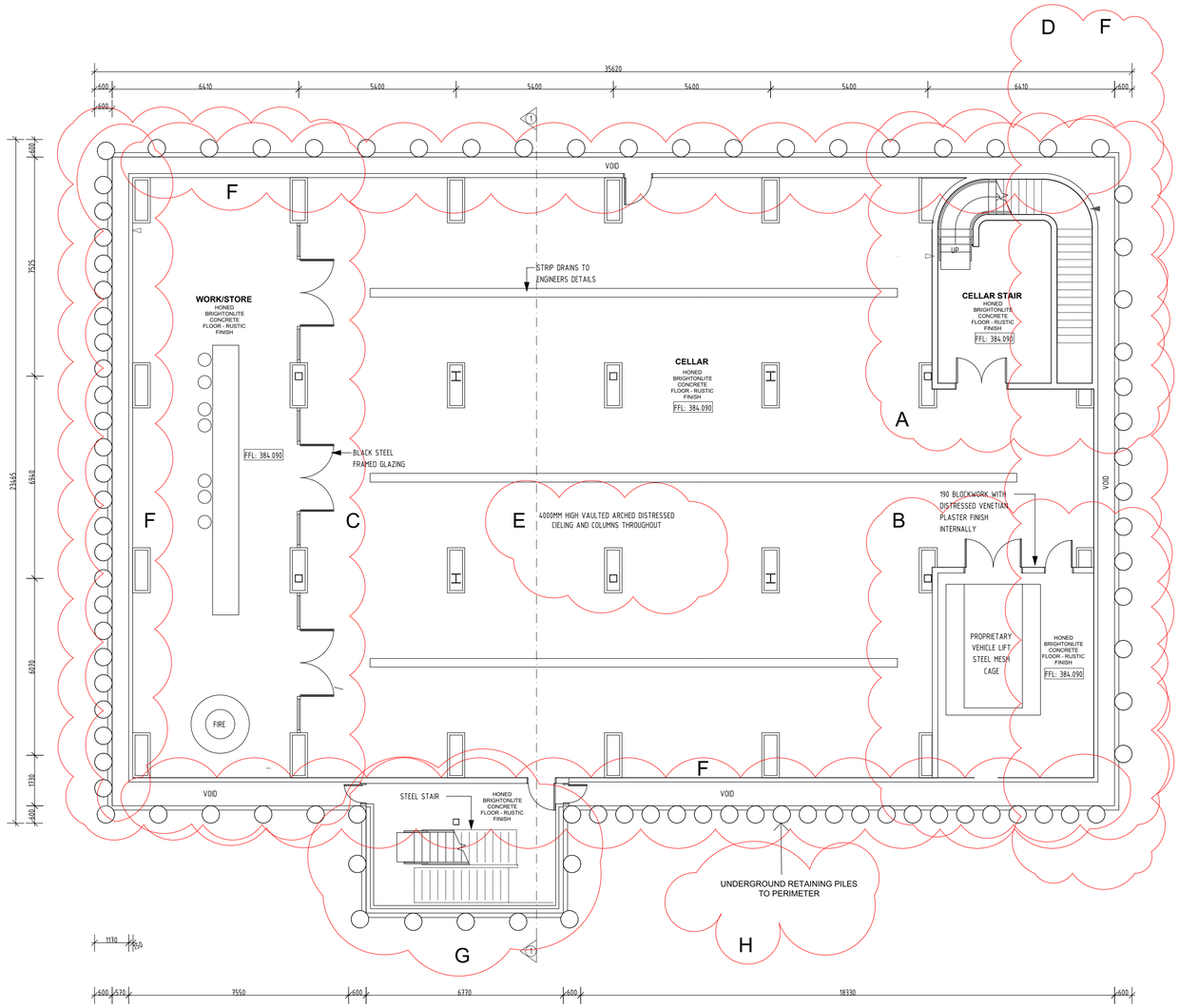
(z) stair case added into existing silo;
(aa) internal layout changed;
(bb) roof garden is flat and stepped rather than sloping;
(cc) toilet block has moved into existing shed roof space;
(dd) balustrade has changed from frameless glass to steel flat plate verticals; and
Mezzanine
(ee) altered changed location.



BASEMENT/CELLAR PLAN 1:100

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PLOT FILE DATE: 05/05/2021
PLOT FILE TIME: 2:31 PM

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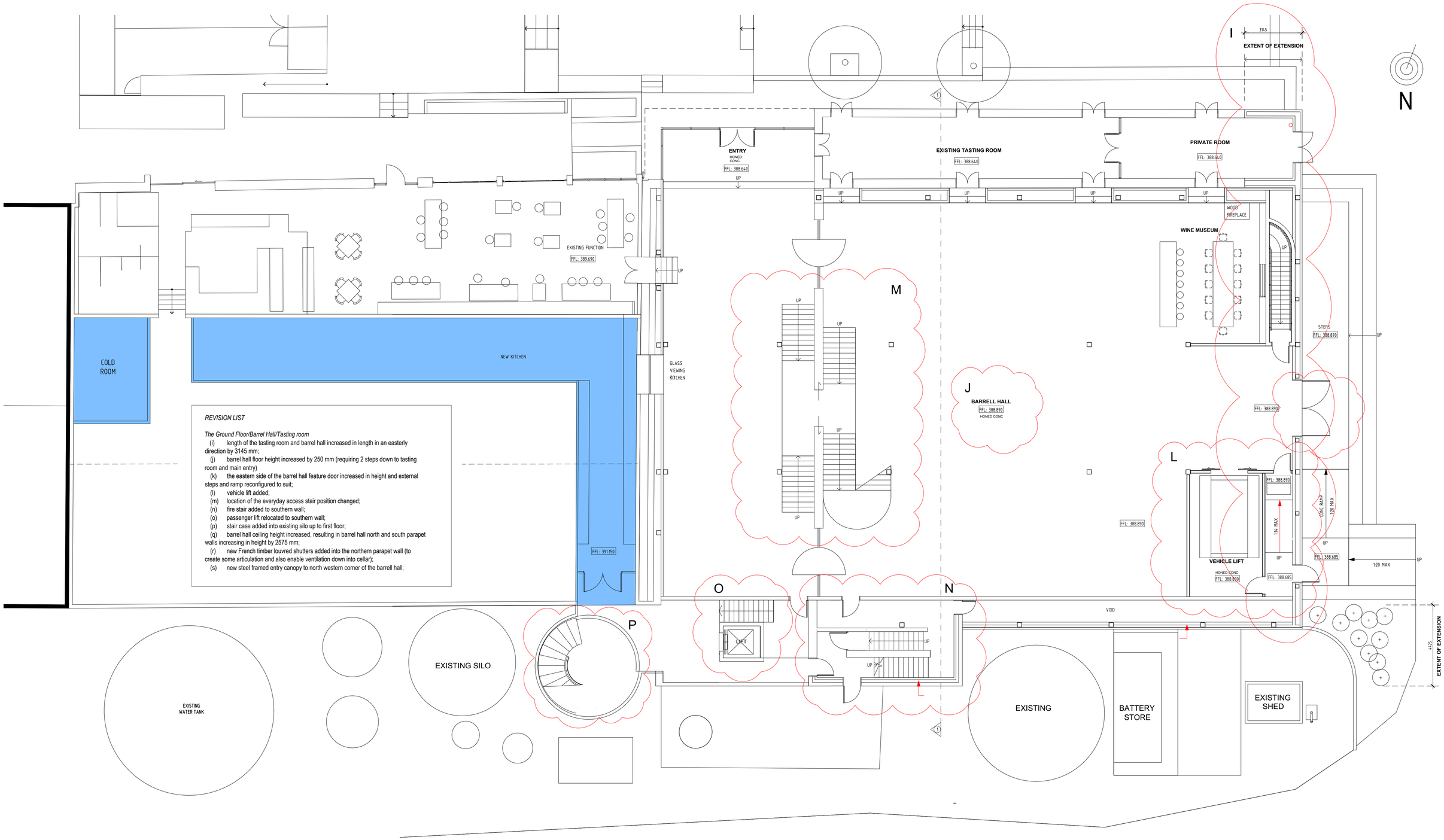
Scale Bar Units in Millimetres 10 20 30 40 50 100 150 A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS WOODSIDE SA 5244

drawing CELLAR/BASEMENT PLAN

job no. 16016
dwg. no. DA20-PA
scale 1:100 @ A1
date 05/05/21
revision 2



REVISION LIST

The Ground Floor/Barrel Hall/Tasting room

(i) length of the tasting room and barrel hall increased in length in an easterly direction by 3145 mm;
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(s) new steel framed entry canopy to north western corner of the barrell hall;

GROUND/BARREL HALL PLAN 1:100

PLOT FILE LOCATION: G:\2016\16016_Bird In Hand Winery\05.0 Documentation\5.02 Drawings\5.2.1 Sketch Design\Planning Ammendment PLANS.dwg
PLOT FILE DATE: 05.05.2021
PLOT FILE TIME: 2:33 PM

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Scale Bar Units in Millimetres 10 20 30 40 50 100 150 A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS WOODSIDE SA 5244

drawing GROUND FLOOR/BARRELL HALL PLAN
job no. 16016
dwg. no. DA21-PA
scale 1:100 @ A1
date 05/05/21
revision 2

REVISION LIST

The Basement/Cellar
(a) location of the "everyday access stair" moved to north eastern corner (no personal lift access to this level);
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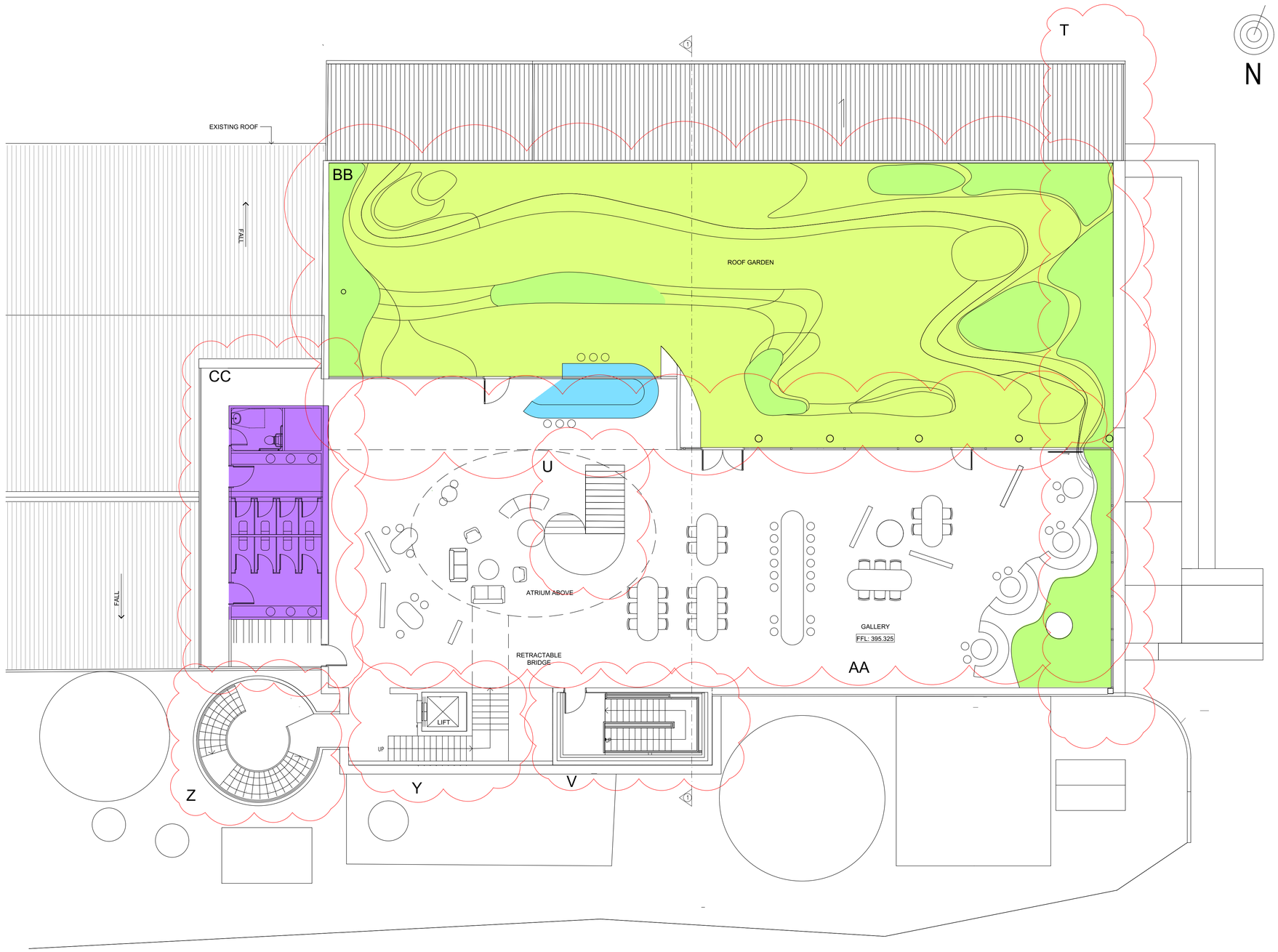
(ee) altered changed location.



FIRST FLOOR/GALLERY PLAN 1:100

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PLOT FILE DATE: 05.05.2021
PLOT FILE TIME: 2:42 PM

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Scale Bar Units in Millimetres 10 20 30 40 50 100 150 A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS WOODSIDE SA 5244

drawing FIRST FLOOR/GALLERY PLAN

job no. 16016
dwg. no. DA22-PA
scale 1:100 @ A1
date 05/05/21
revision 2

REVISION LIST

The Basement/Cellar

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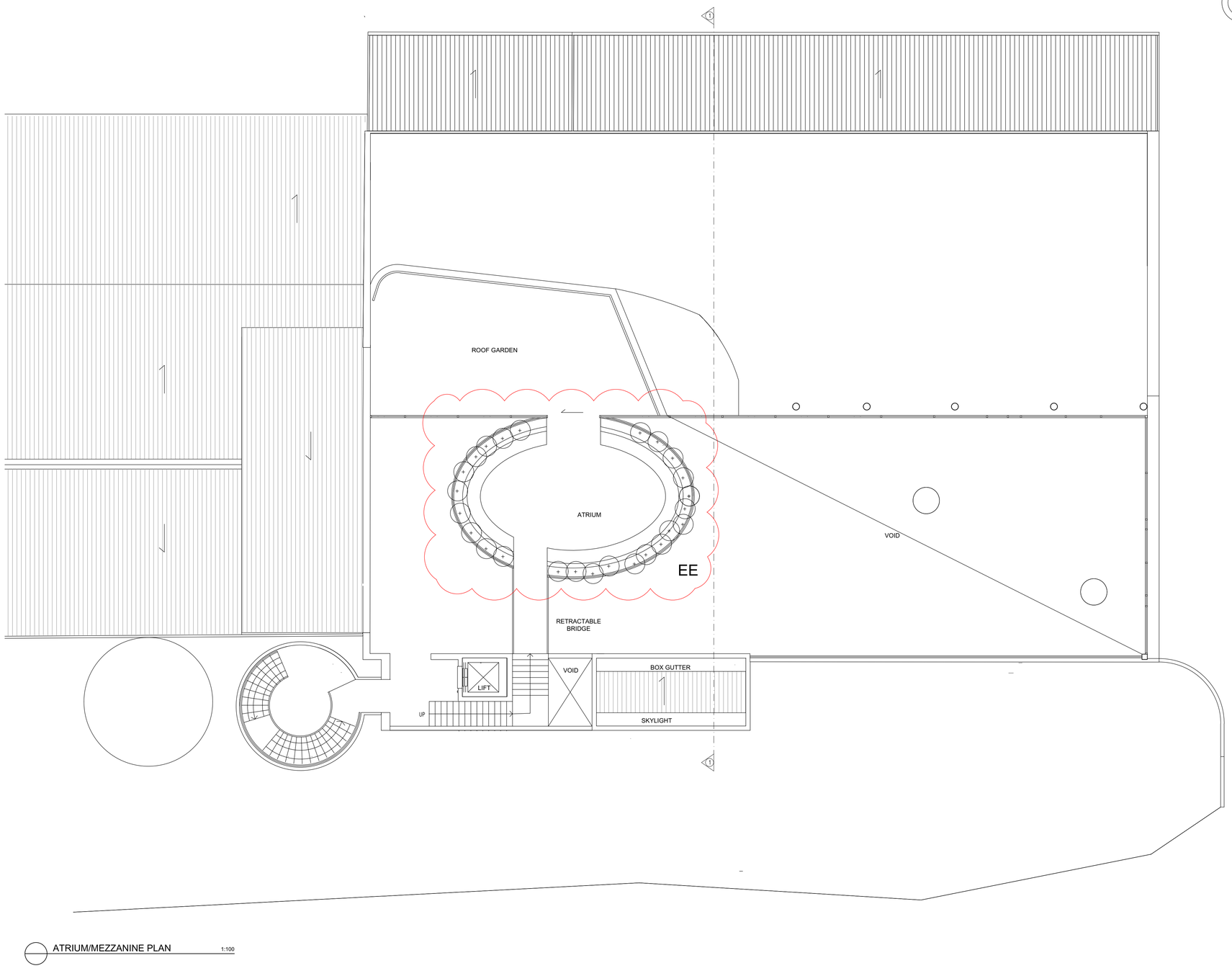
Mezzanine

(ee) altered changed location.



ATRIUM/MEZZANINE PLAN 1:100

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PLOT FILE DATE: 05/05/2021
PLOT FILE TIME: 2:34 PM

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Scale Bar Units in Millimetres 10 20 30 40 50 100 150 A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS WOODSIDE SA 5244

drawing ATRIUM/MEZZANINE PLAN

job no. 16016
dwg. no. DA23-PA
scale 1:100 @ A1
date 05/05/21
revision 2

REVISION LIST

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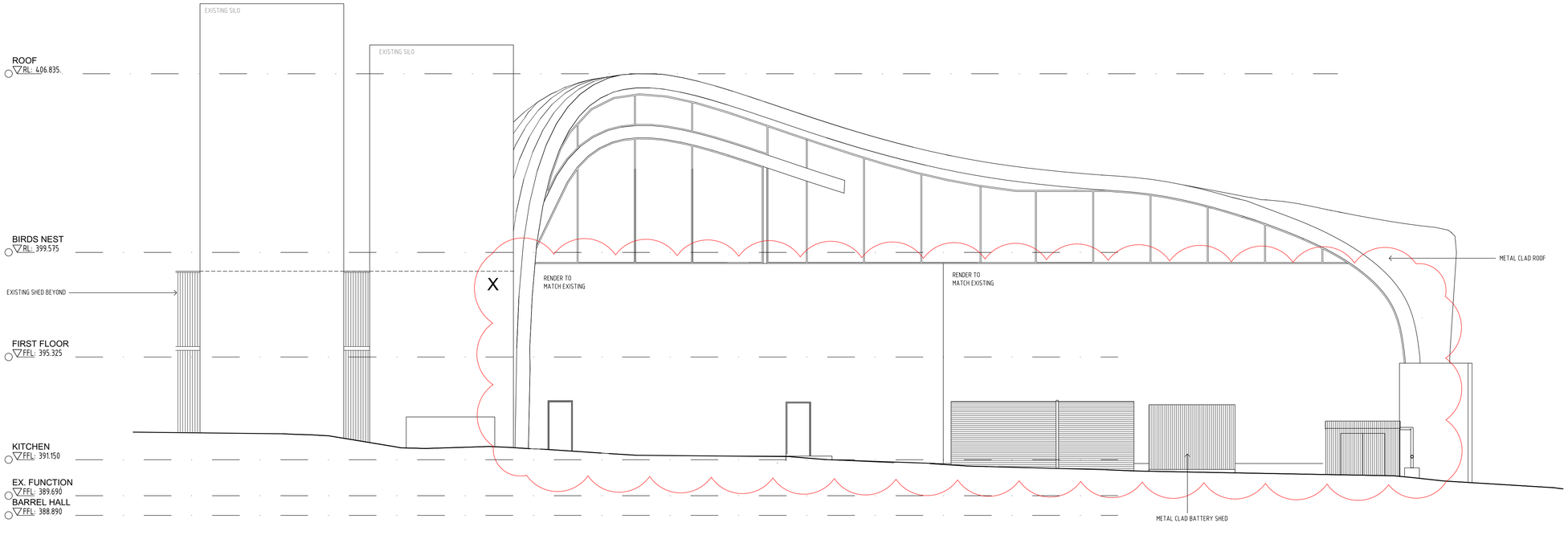
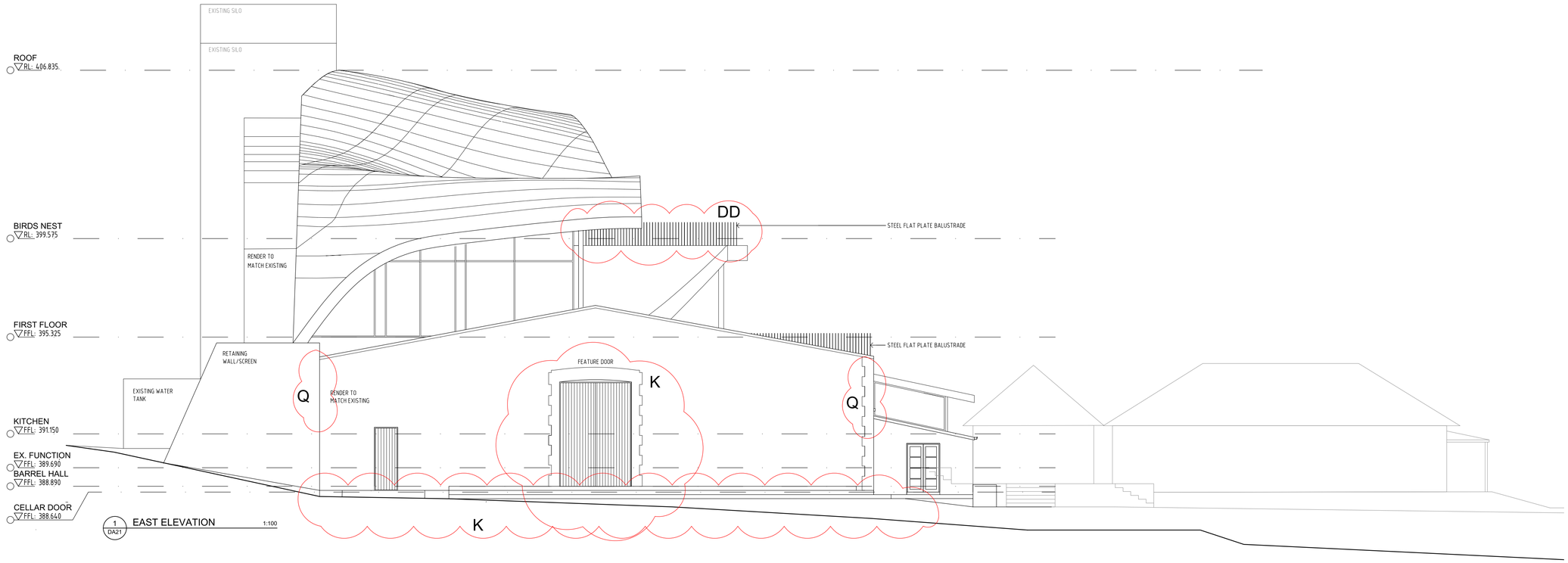


1 DA21 SOUTH ELEVATION 1:100



1 DA21 EAST ELEVATION 1:100

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PLOT FILE DATE: 05/05/2021
PLOT FILE TIME: 2:35 PM

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Scale Bar Units in Millimetres 10 20 30 40 50 100 150 A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS WOODSIDE SA 5244

drawing SOUTH & EAST ELEVATIONS

job no. 16016
dwg. no. DA31-PA
scale 1:100 @ A1
date 05/05/21
revision 2

REVISION LIST

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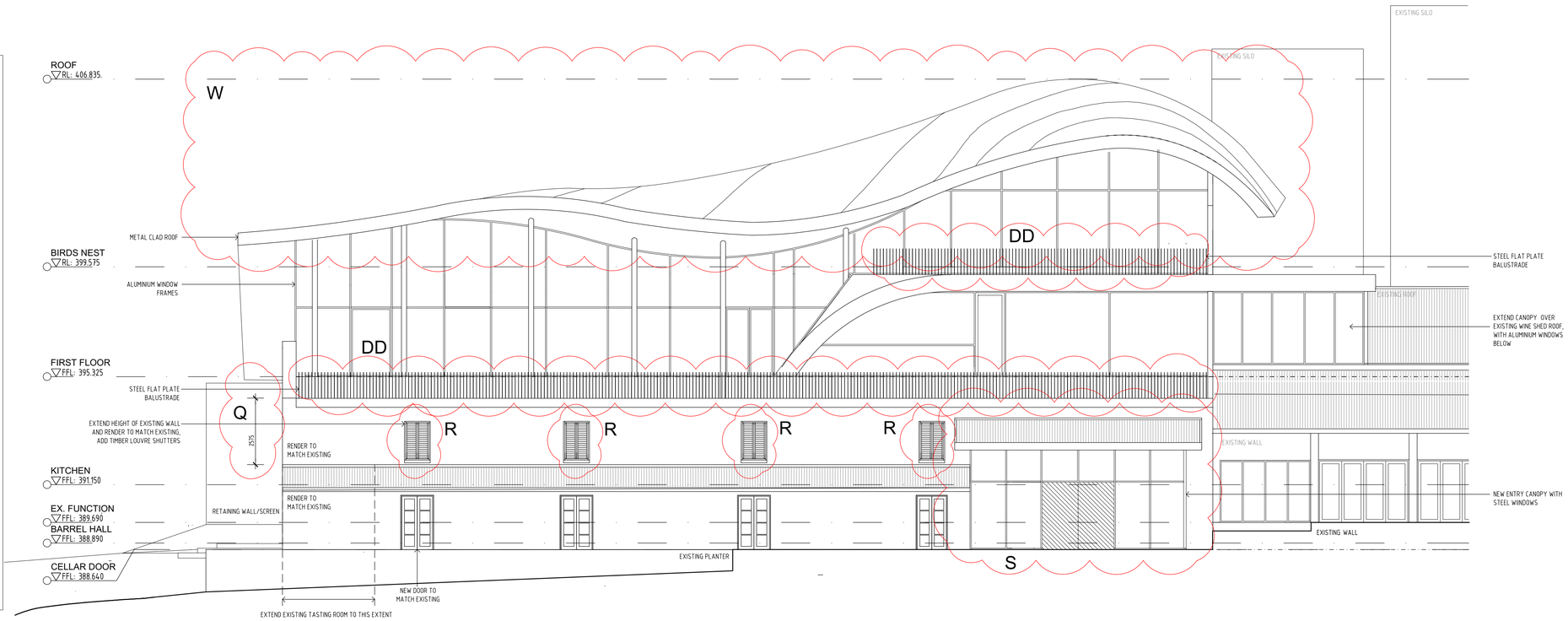
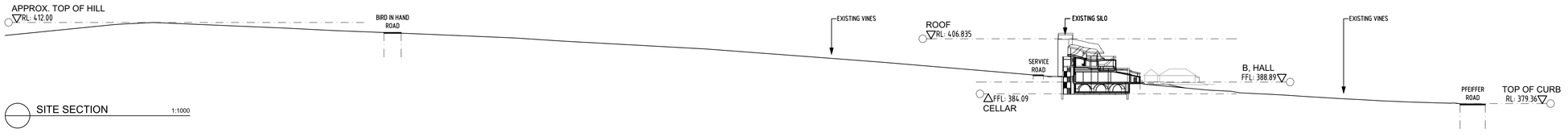


2 DA21 NORTH ELEVATION 1:100



SITE SECTION 1:1000

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PLOT FILE DATE: 05/05/2021
PLOT FILE TIME: 2:36 PM

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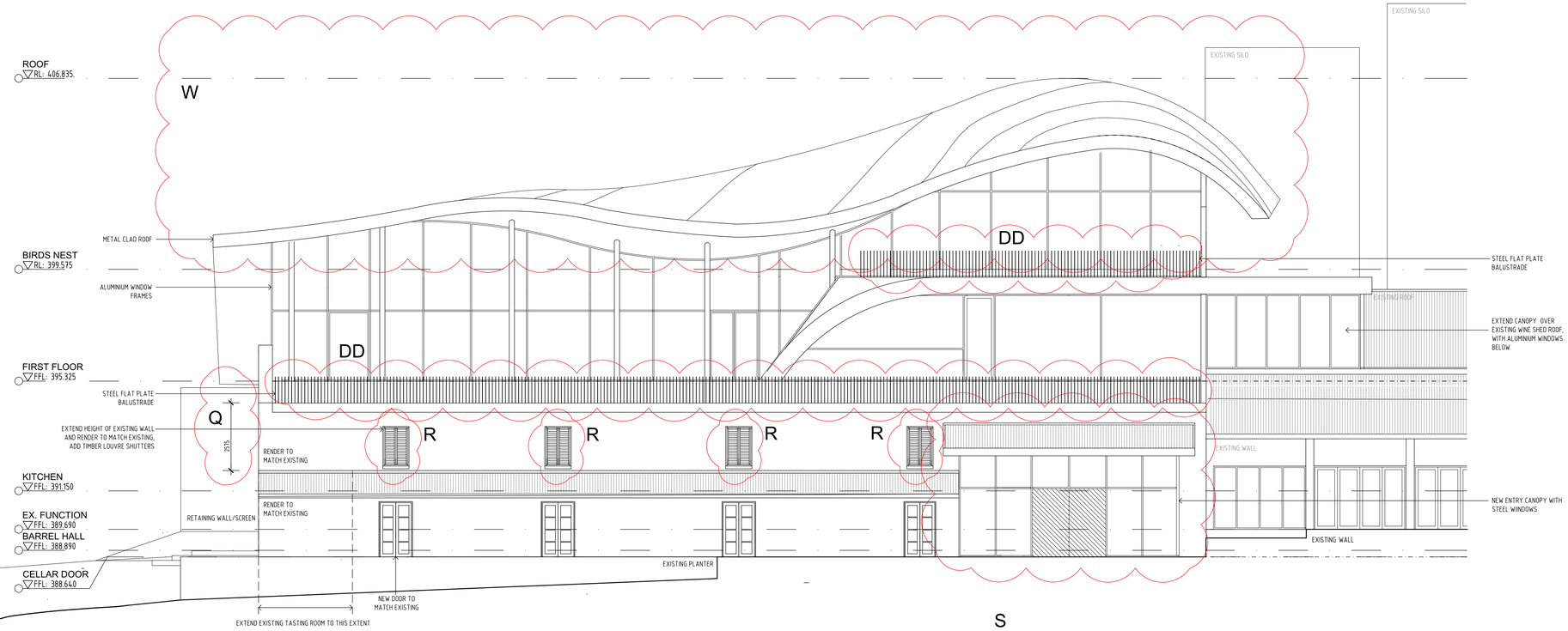
Scale Bar Units in Millimetres 10 20 30 40 50 100 150 A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS WOODSIDE SA 5244

drawing NORTH ELEVATION & SITE SECTION
job no. 16016
dwg. no. DA32-PA
scale 1:100 @ A1
date 05/05/21
revision 2

REVISION LIST

The Basement/Cellar
(a) location of the "everyday access stair" moved to north eastern corner (no personal lift access to this level);
(b) vehicle lift added;
(c) work/store room created;
(d) length of the floor level increased in length in an easterly direction by 3145 mm;
(e) 4000 mm high vaulted arched distressed plaster ceiling and columns;
(f) internal void cavity double wall space created to aid in waterproofing and ventilation;
(g) fire stair added to southern wall;
(h) underground retaining pile structure noted;
The Ground Floor/Barrel Hall/Tasting room
(i) length of the tasting room and barrel hall increased in length in an easterly direction by 3145 mm;
(j) barrel hall floor height increased by 250 mm (requiring 2 steps down to tasting room and main entry)
(k) the eastern side of the barrel hall feature door increased in height and external steps and ramp reconfigured to suit;
(l) vehicle lift added;
(m) location of the everyday access stair position changed;
(n) fire stair added to southern wall;
(o) passenger lift relocated to southern wall;
(p) stair case added into existing silo up to first floor;
(q) barrel hall ceiling height increased, resulting in barrel hall north and south parapet walls increasing in height by 2575 mm;
(r) new French timber louvred shutters added into the northern parapet wall (to create some articulation and also enable ventilation down into cellar);
(s) new steel framed entry canopy to north western corner of the barrell hall;
First Floor/Gallery
(t) length of the floor level increased in length in an easterly direction by 3145 mm;
(u) location of the everyday access stair position changed;
(v) fire stair added to southern wall;
(w) overall roof height increased to RL 406.835;
(x) southern wall is to be rendered to match the existing wall;
(y) stair case up to mezzanine floor relocated to the on southern wall with curving roof above;
(z) stair case added into existing silo;
(aa) internal layout changed;
(bb) roof garden is flat and stepped rather than sloping;
(cc) toilet block has moved into existing shed roof space;
(dd) balustrade has changed from frameless glass to steel flat plate verticals; and
Mezzanine
(ee) altered changed location.



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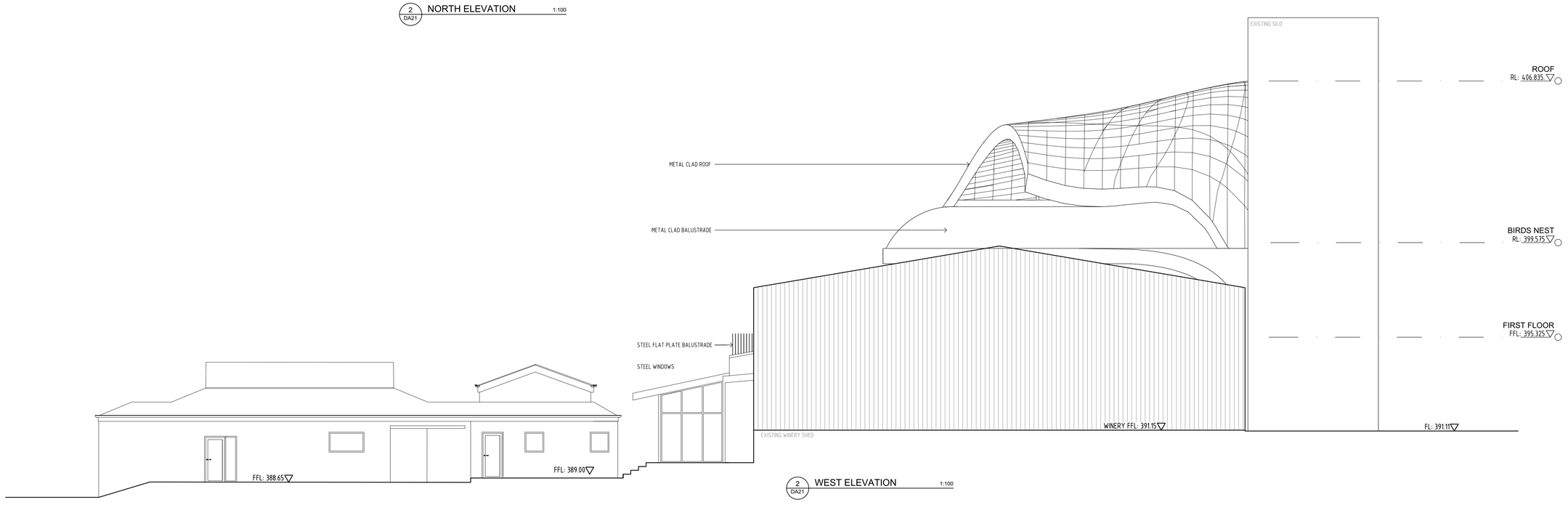

2 DA21 WEST ELEVATION 1:100

GRIEVE GILLETT ANDERSEN
243 Pirie Street Adelaide
South Australia 5000
+61 8 8232 3626
admin@ggand.com.au
ggand.com.au

Scale Bar Units in Millimetres 10 20 30 40 50 100 150 A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS WOODSIDE SA 5244

drawing NORTH ELEVATION + WEST ELEVATION
job no. 16016
dwg. no. DA32-PA
scale 1:100 @ A1
date 20/08/21
revision 3

PLOT FILE LOCATION: G:\2016\16016_Bird In Hand Winery\05.0 Documentation\5.02 Drawings\5.2.1 Sketch Design\Planning Ammend
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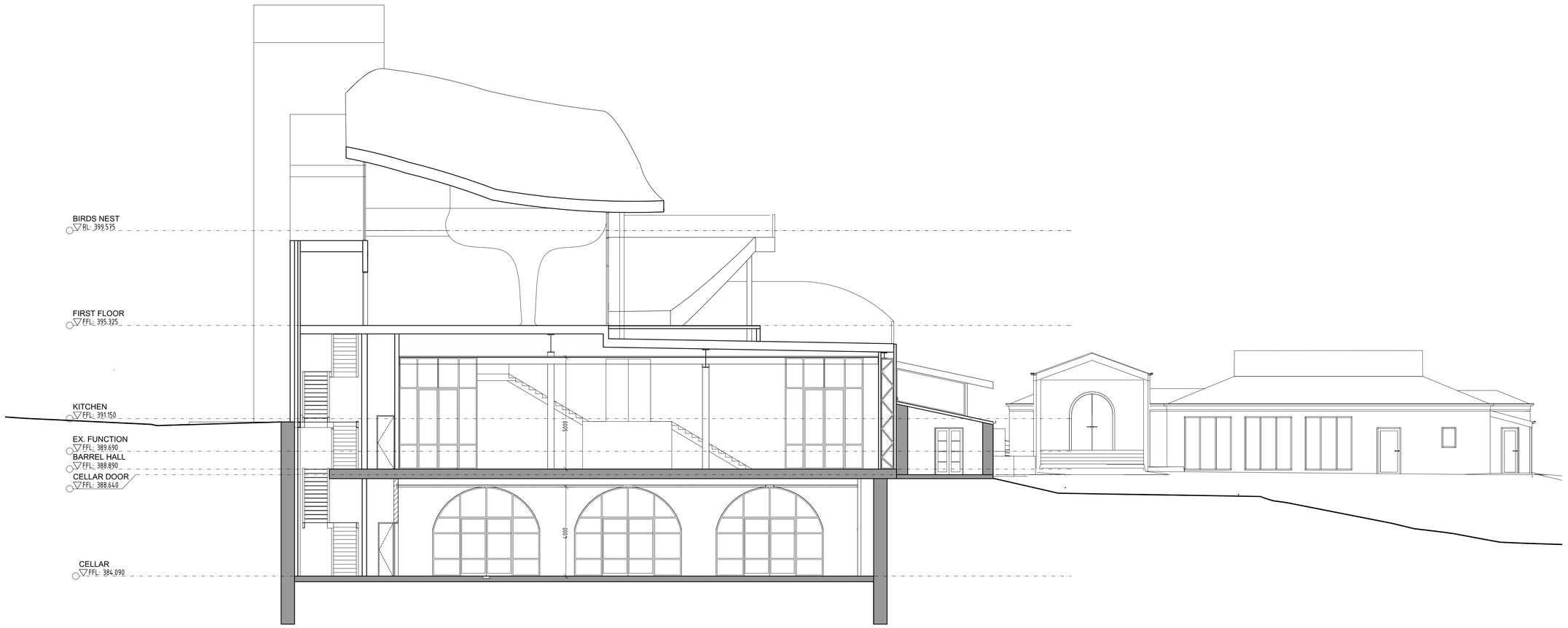
PLOT FILE TIME: 12:37 PM
ment PLANSR1.dwg



1 SECTION 01 1:100

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PLOT FILE DATE: 30/04/2021

PLOT FILE TIME: 4:55 PM

GRIEVE GILLETT ANDERSEN

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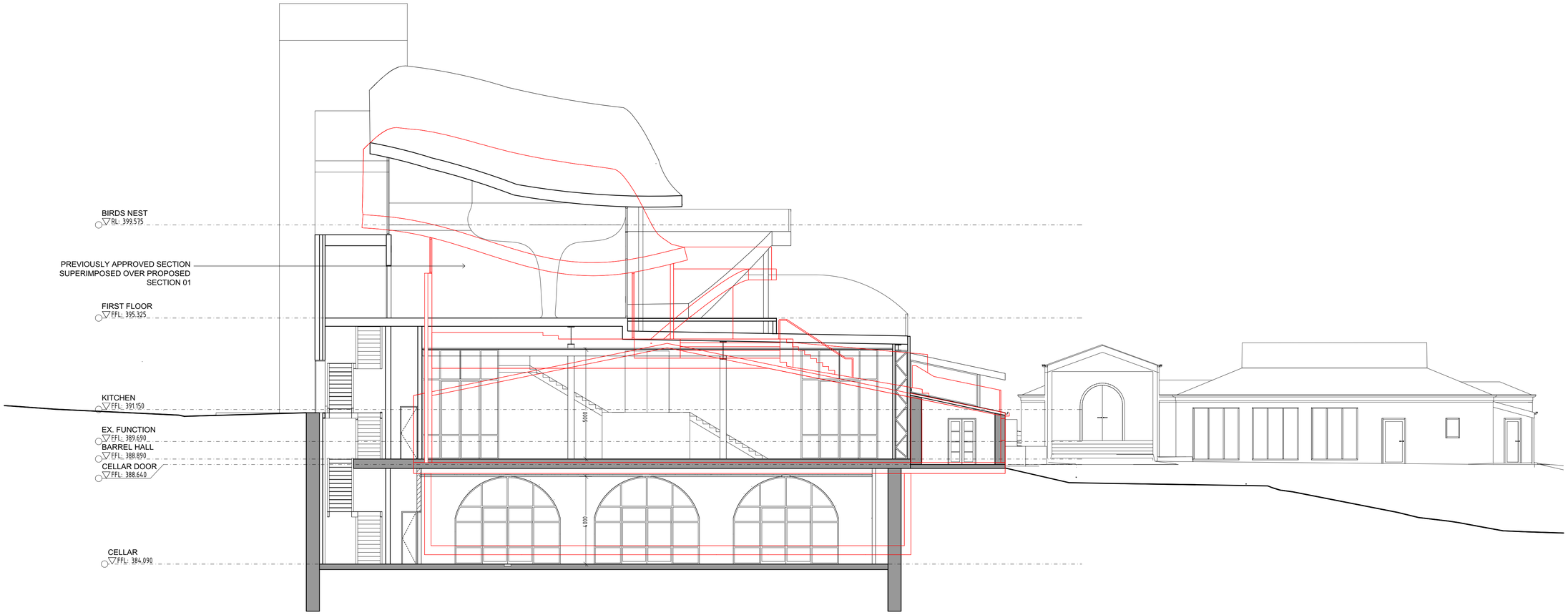
Scale Bar Units in Millimetres
10 20 30 40 50 100 150
A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing SECTION1

job no. 16016
dwg. no. DA33 -PA
scale 1:100 @ A1
date 30/04/21
revision -



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PLOT FILE DATE: 05.05.2021

PLOT FILE TIME: 2:36 PM

GRIEVE GILLETT ANDERSEN

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ggand.com.au

Scale Bar Units in Millimetres
10 20 30 40 50 100 150 A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing SECTION1

job no. 16016
dwg. no. DA34 -PA
scale 1:100 @ A1
date 05/05/21
revision -

Product	Register Search (CT 5261/544)
Date/Time	04/04/2017 12:08PM
Customer Reference	Bird in Hand
Order ID	20170404005815
Cost	$27.75

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

Registrar-General

Certificate of Title - Volume 5261 Folio 544

REAL PROPERTY ACT, 1886
South Australia

Parent Title(s)	CT 4034/225
Dealing(s) Creating Title	CONVERTED TITLE
Title Issued	12/04/1995
Edition	5
Edition Issued	08/08/2016

Estate Type

FEE SIMPLE

Registered Proprietor

WOODS VINEYARD PTY. LTD. (ACN: 078 424 905)
OF UNIT 2 196 HUTT STREET ADELAIDE SA 5000

Description of Land

ALLOTMENT 1 FILED PLAN 142154
IN THE AREA NAMED WOODSIDE
HUNDRED OF ONKAPARINGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12559609	MORTGAGE TO COOPERATIEVE RABOBANK U.A. (ACN: 003 917 655)

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan

NIL

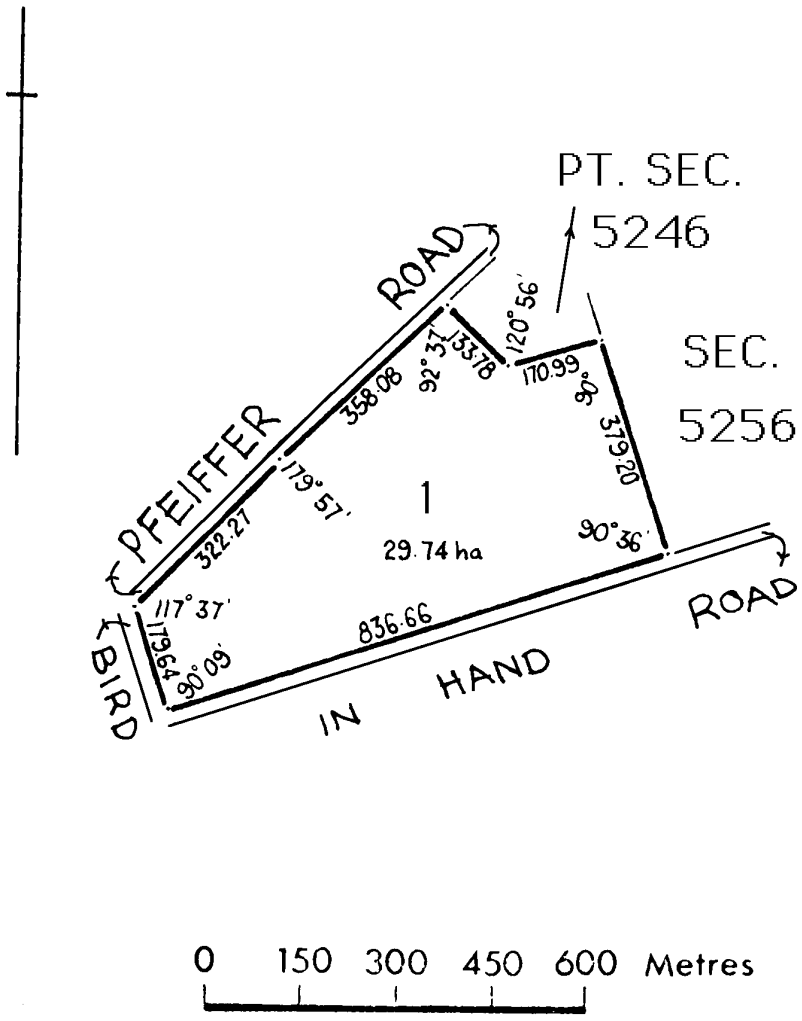
Registrar-General's Notes

NIL

Administrative Interests

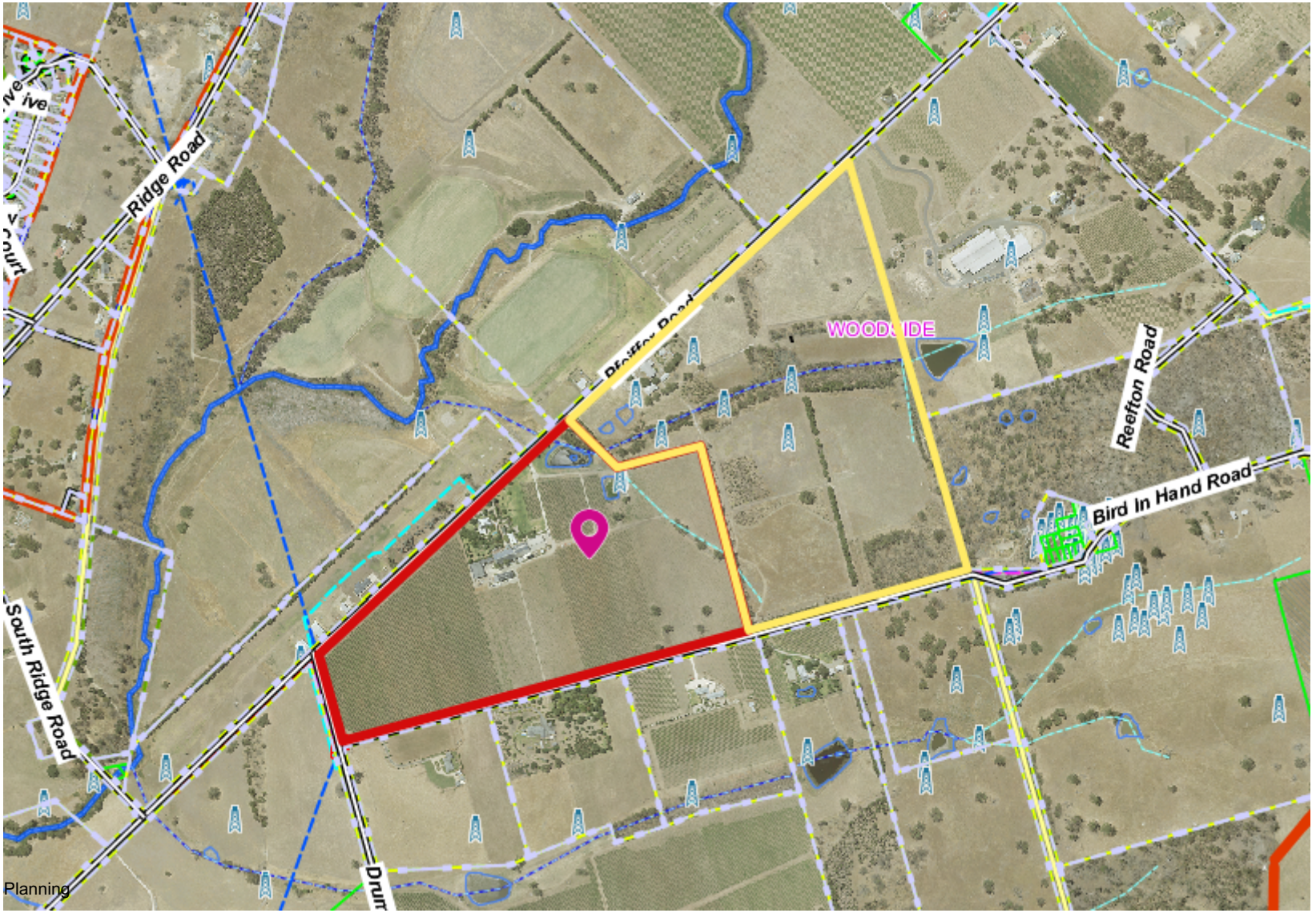
NIL

This plan is scanned for Certificate of Title 4034/225



Note : Subject to all lawfully existing plans of division

3-Nov-2021



Adelaide Hills COUNCIL

N

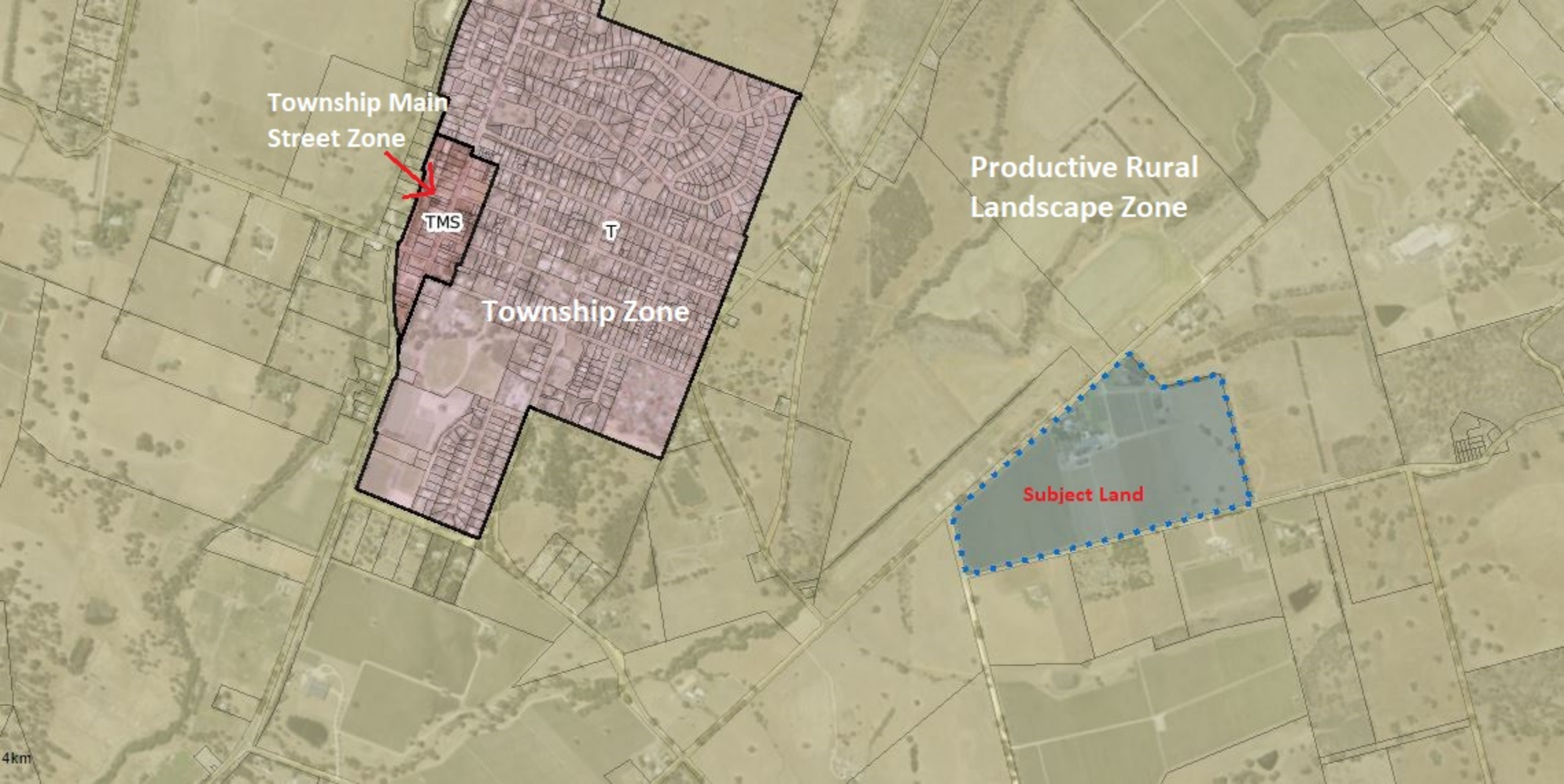
Annotations

Representors Land

Subject Land

Scale = 1:12065.760

500 m


Township Main Street Zone
TMS
T
Township Zone
Productive Rural Landscape Zone
Subject Land
4km

15/9/21

Adelaide Hills Council
28 Onkaparinga Valley Road
Woodside SA 5244

Submission to Adelaide Hills Council with respect to Development Application No 21019844

Proposed Development: Variation to 18/828/473 to increase floor area and the height of the cellar door, restaurant & function facility and internal alteration.
Submission made by: Terramin Exploration Pty Ltd.
Address: PO Box 1168 Strathalbyn SA 5255.

Terramin Exploration Pty Ltd (Terramin) is the owner of the property located at 192 Pfeiffer Road Woodside SA 5244, the property immediately adjacent to the Bird in Hand Winery. Terramin does not have a view on whether planning consent should be granted or not but raises the following points.

1. The reason for the overall increased height of the development which is the subject of the application is unclear and does not include any assessment of the impact of this change on the applicants near neighbours. Terramin wishes to highlight that any increased view of the Terramin property is done entirely with the knowledge that the land at 192 Pfeiffer Road is subject to Mining Lease Application (MLA). The proponent of the application is aware of the MLA and the plans for the construction of a mine within the sight lines of the now increased height of proposed complex. Naturally increasing the height of the complex will increase their view of our proposed mining operations. It should be noted that this application is made after the lodgement of Terramin's MLA.

2. Terramin wish to remind the council of the conditions placed on this proposal by the ERD court of South Australia in the case ERD-19-165 and seek assurances that none of these will be overturned or altered, as a result of planning consent being given for this application.

Regards,

Tom Mehrtens
Environment and Community
Terramin Australia

tmehrtens@terramin.com.au

HEYNEN
PLANNING CONSULTANTS

T 08 8271 7944
Suite 15, 198 Greenhill Road
EASTWOOD SA 5063

ABN 54 159 265 022
ACN 159 265 022

27 September 2021

Adelaide Hills Council
ATT: Doug Samardzija

By Upload

Dear Doug

RE: DA ID: 21019844 – 150 PFEIFFER ROAD, WOODSIDE

I understand that Council has undertaken public notification in relation to the proposed variation of DA 18/828/473 by way of increased floor area and height of the cellar door, restaurant and function facility and consequential internal alterations at 150 Pfeiffer Road, Woodside (Bird in Hand).

I confirm that the applicant has requested my opinion on the points raised in the sole representation received by Council.

In the first instance, I note that representation is neutral and does not specifically object to the proposed variation, rather the comments made relate to the reasons for alterations to the approved building and the "carrying forward" of the conditions of planning consent as imposed per ERD Action No. 165 of 2019.

As advised to Council, at the time of upload, the variations have come about primarily due to:

1. a review of technical requirements in association with the preparation of the "working drawings";
2. the practical need for more versatile day-to-day operational spaces and functions;
3. compliance with fire safety related regulations;
4. the need to provide improved access for people with mobility impairments;
5. the need to improve the safety of occupants associated with the roof garden; and
6. the desire for enhanced architectural expression of the building (internal and external).

In terms of the "planning implications" from the proposed variation I again opine that the proposed development will not appear to be outwardly different from the public road or adjacent land from that approved, observing for example:

(a) the substantial set back distances to the property boundaries and overall spatial separation to adjacent land and buildings;
(b) the topography of the land;
(c) the relative scale of the silos which continue to be pre-eminent in the locality;
(d) the curved architectural form which diminishes changes in height and reduced scale differences;
(e) the continued use of materials which are respectful of the locality; and
(f) the preservation of the highly articulated and modulated form which again diminishes visual differences associated with the variation.

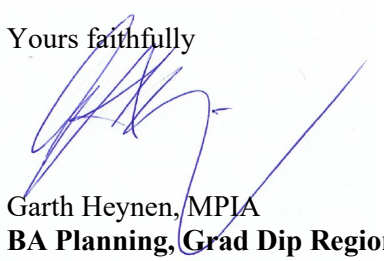
It is also likely that the views to be gained from the building by way of the variation will not be substantially different from those anticipated per the approved development.

In relation to the conditions of planning consent imposed per DA 18/828/473, the applicant expects that these will remain unchanged and apply equally to the proposed variation.

I welcome discussion in relation to my comments, if you so require (either prior to or at the upcoming CAP meeting).

On behalf of the applicant I request that the application be scheduled for the next available CAP meeting.

Yours faithfully



Garth Heynen, MPIA
BA Planning, Grad Dip Regional &Urban Planning, Grad Dip Property

cc. Ms C Marling (Bird in Hand), by email

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION LODGED 03 October 2018 **18/828/473**

To:-	Bird in Hand Pty Ltd PO Box 163 WOODSIDE SA 5244	ASSESSMENT NO 6293 VALUER GENERAL NUMBER 5672285005

LOCATION OF PROPOSED DEVELOPMENT	
Address:	**150 Pfeiffer Road, Woodside SA 5244** **Lot:1 Sec: P5246 FP:142154 CT:5261/544**

Nature of Proposed Development	**Expansion to existing mixed use development comprising cellar door, restaurant & function facility (400 person capacity), including building alterations & 4 storey additions with an additional restaurant, ancillary bars, viewing deck and underground cellar, construction of pumping main, associated car parking & earthworks and Variation to Development Authorisation 473/65/10 to vary conditions 2 & 3 relating to hours of operation & overall capacity of the premises (excluding outdoor concerts) and to delete conditions 9 & 10 relating to other operational restrictions (non-complying)**

From **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	**Consent Granted**	**No of Conditions**	**Not Applicable**
Development Plan Consent	11 September 2019	Reserved Matter- 1 Conditions- 25	
Building Rules Consent	**REQUIRED**		
DEVELOPMENT APPROVAL	**REQUIRED**		

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

Six (6) representation(s) from third parties concerning your Category 3 proposal were received. If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods in the Act have expired.

NOTE: This Consent Notification is for Development Plan Consent only and Building Rules Consent is still required.

<u>You must not start</u> any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision:- 11 September 2019

Sam Clements
Team Leader Statutory Planning

Date:- 11 September 2019

Sheets Attached.

Expiry date:- **11 September 2020**

NOTES FOR APPLICANT

Right of Appeal

An Applicant may have a right of appeal if this notification is:

- a refusal (appeal rights do not apply to applicants for non-complying forms of development)
- a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

Development Plan Consent

This Development Plan (DPC) consent is valid for a period of twelve (12) months commencing from the date the decision is given (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent **must** be applied for prior to the expiry of the DPC consent, or a fresh development application will be required. The twelve (12) month time period may be further extended by written request to, and approval by Council. Application for extension to consent may be considered subject to payment of the relevant fee.

Development Approval

If this is a Development Approval it is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to and approval, by Council prior to the approval lapsing. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

You may be required to lodge a new development application before commencing or continuing the development if you are unable to satisfy these requirements.

Allotment Boundaries

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

Protection of Council Infrastructure

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

SA Water and SA Power Networks

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewered and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages SA Power Networks. SA Power Networks should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overheard electricity services and street mains. Phone SA Power Networks on 131261 or view their website: www.sapowernetworks.com.au or Phone SA Water on 1300 650 950 or view their website: www.sawater.com.au

Warnings

- This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.
- Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

Adelaide Hills Council

1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 18/828/473

(1) Reserved Matter

The Council Development Assessment Panel requires the following matters which are reserved pursuant to Section 33(3) of the Development Act 1993 to be addressed to the reasonable satisfaction of the Assessment Manager:

- Submission of a revised car parking plan that clearly demonstrates the location of car parking areas to be allocated for the existing winery and office uses, noting that 37 car park spaces were approved within DA 17/674 in the headland area (main car park) now proposed to be utilised by patrons. The car parks detailed only provide for the 400 person capacity for the cellar door, restaurant and function centre uses
- That due to the informal nature of the car park, a revised car parking design be submitted to provide a more generous vehicle aisle width (e.g., minimum 6.5m) and provide wider car parking spaces to enhance manoeuvrability and accommodation of pedestrian movement in the same space
- Submission of revised site plan that demonstrates a suitably sealed pathway of at least 1.5m in width to link the three parking spaces for people with a disability with the building access ramps
- Submission of a lighting plan for the car parking areas, pedestrian pathways and driveways to demonstrate that vehicle and pedestrian safety will be addressed, and amenity impacts from light spill are minimised (low level lighting is recommended)

NOTE: Council reserves the right to attach further conditions in relation to these matters.

REASON: To demonstrate adequate provision of on-site car parking and lighting and that the stormwater plan and SEDMP that gives due regard to the watercourse on the site.

(2) **Development In Accordance With The Plans**

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Statement of effect (22 pages) prepared by Garth Heynen of Heynen Planning Consultants received by Council 20 June 2019
- Correspondence (5 pages) prepared by Garth Heynen of Heynen Planning Consultants received by Council 09 April 2019
- Pumping line plan prepared by Grieve Gillet Andersen dated 22 May 2019, received by Council 20 June 2019
- Correspondence prepared by David Pennington (AWE) titled Re: Bird In Hand Winery- 2nd revision of Stormwater Management for the Proposed Car Parking, dated 13 June 2018, received by Council 4 October 2018
- Gama Consulting report titled Sewerage Pump System Design & Documentation, Rev 1, dated 11 July 2018, received by Council 4 October 2018
- Amended site plan (DA01) prepared by Grieve Gillett Andersen received by Council 20 June 2019
- Amended location plan (DA00 Revision D) prepared by Grieve Gillett Andersen received by Council 13 August 2019
- Demolition/Existing plan DA11), Floor plans (DA21, 22 & 23), elevations (DA31 & 32) and site section (DA 32) prepared by Grieve Gillett Andersen received by Council 4 October 2018
- Photomontages titled scenes 1 to 7 (SP02-08) prepared by Grieve Gillett Andersen received by Council 09 April 2019

- Car parking plans (01C_SH01 and SH02) prepared by CIRQA dated 29/03/18 received by Council 4 October 2018
- Stormwater management plans (Sheet 1 Revision E dated 12 August 2019 and Sheet 2 Revision D dated 23 May 2018) prepared by Australian Water Environments and received by Council 12 August 2019
- Amended Soil, Erosion and Drainage Management Plan (SEDMP) (Drawing No. D03 of 3 Revision F dated 4 December 2017) prepared by Australian Water Environments and received by Council 12 August 2019
- Environmental Noise Assessment report prepared by BECTEC Pty Ltd dated 20 March 2019, received by Council 9 April 2019
- Architectural statement (11 pages) prepared by Grieve Gillett Andersen dated July 2019, received by Council 26 July 2019

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

EPA Conditions

(3) **EPA Requirement- Construction of Stormwater Management Infrastructure**
Prior to Building Rules Consent, the detailed design of the stormwater management system (including sedimentation basin, swale and bio-retention system must be prepared and approved by the Council is consultation with the EPA. This detailed design is to be prepared in accordance with the treatment train specified in the letter from David Pennington (AWE) to Garth Heynen (Heynen Planning Consultants), titled Re: Bird In Hand Winery- 2nd revision of Stormwater Management for the Proposed Car Parking, dated 13 June 2018, and must:

a. Ensure groundwater resources are not impacted
b. Mitigate flood risk
c. Ensure the stormwater management is adequately maintained

The stormwater management system must be established and operational upon occupation of the approved development and thereafter maintained to the reasonable satisfaction of the Council.

REASON: EPA directed condition. To ensure stormwater is appropriately managed to mitigate floor risk to maintain water quality.

(4) EPA Requirement- Implementation of Soil, Erosion & Drainage Management Plan
The Soil, Erosion and Drainage Management Plan (SEDMP) (Drawing No. D03 of 3 Rev F, Project No. P17386) prepared by Australian Water Environments and dated 4 December 2017 must be implemented during the construction process to prevent soil and pollutants leaving the site or entering watercourses during the development of the site.

REASON: Development should prevent erosion and stormwater pollution before, during and after construction.

(5) **EPA Requirement- Wastewater Management**
Upon occupation of the approved development and thereafter, all wastewater (sewerage) generated at the site (not including wastewater generated from the wine manufacturing process) must be collected and delivered as detailed in the Gama Consulting Report titled Sewerage Pump System Design & Documentation, Rev 1 to the SA Water sewerage network.

REASON: To ensure the efficient management of wastewater is achieved upon occupation of the development and that water quality impacts are minimised.

Amenity

(6) **External Lighting**

Flood lighting and any external lighting shall be restricted to that necessary for safety and security purposes only and shall be directed and shielded in such a manner as to not cause nuisance to adjacent properties to the reasonable satisfaction of Council.

REASON: Lighting shall not detrimentally affect the amenity of the locality.

(7) **External Finishes**

All external materials and finishes shall be of subdued colours which blend with the natural features of the landscape and are of a low-light reflective nature to the reasonable satisfaction of Council.

NOTE: Browns, greys, greens and beige are suitable and galvanised iron and zincalume are not suitable.

REASON: The external materials of buildings should have surfaces which are of a low light-reflective nature and blend with the natural rural landscape and minimise visual intrusion.

(8) **Plant and Equipment**

All plant and equipment shall be located within the existing or proposed building additions or if on the ground should be concealed by screens or similar to the reasonable satisfaction of Council.

REASON: To maintain the visual amenity of the locality.

(9) **Noise Protection**

Noise within the habitable rooms (windows closed) of the adjacent residential properties shall not exceed 47 dB(A) between the 'day' hours of 7.00am to 10.00pm and 40 dB(A) between the 'night' hours of 10.00pm to 7.00am.

REASON: Noise emission that results from the development should not detrimentally affect the amenity of the adjacent residential properties and be in accordance with the recommendations of the approved Acoustic Engineering Report and Environment Protection (Noise) Policy 2007.

(10) Noise Control- Operational Restrictions

The following operational restrictions shall be adhered to:

- All deliveries shall occur between the hours of 8.30am to 5.00pm Monday to Friday
- The roof terrace shall be restricted to 150 persons at any one time
- The upper level restaurant doors to the roof terrace (viewing and sitting deck) shall be fixed with automatic door closers to ensure the doors are kept closed when music is being played and/or function is taking place inside the restaurant
- The doors of the ground level restaurant, function and cellar door spaces shall be fixed with automatic door closers to ensure doors are kept closed when music is being played and/or a function is taking place
- Amplified music shall be restricted to within the cellar door and function centre space on the ground level (former barrel hall)
- External speakers outside the proposed restaurant (Level 1) and bar (Level 2) shall only play low level background music to permit persons in these areas to be able to have a conversation at normal voice level

REASON: The business operations of the approved development are undertaken in accordance with the requirements of the approved Acoustic Report to ensure the amenity of the locality is maintained by minimising noise impacts.

(11) **Noise Control- Construction Requirements**

The following construction requirements for acoustic attenuation shall be adhered to:

- Appropriate vibration isolators will be specified by a suitably qualified Acoustic Engineer and installed on all engineering plant
- The construction of the following building envelope elements or elements that possess the same acoustic attenuation properties:
  - Façade – profiled metal sheet cladding to the external side of steel frame and 1 layer of 13mm plasterboard to the internal side with cavity infill of 50mm, 12kg/m3 glasswool
  - Glazing – 10.38mm laminated glass
  - Roof – profiled metal sheet roof deck over 75mm, 14kg/m3 glasswool and ceiling of perforated/ slotted timber with 10% open area overlaid with 75mm, 32kg/m3 polyester
- Notwithstanding the above, the sound transmission through the building envelope elements shall be re-assessed by a suitably qualified Acoustic Engineer once the architectural design is finalised

REASON: To ensure the construction is undertaken in accordance with the approved Acoustic Report to ensure the amenity of the locality is maintained by minimising noise impacts.

(12) **Odour Control-Restaurant**

The restaurant kitchen shall be fitted with an exhaust duct and stack (chimney) that is capable of discharging exhaust emissions.

REASON: To minimise amenity impacts (vapour, fumes or odour) to adjacent properties.

(13) **Odour Control & Sewer Pumping**

The sewer pumping from the pump pit shall occur in accordance with the recommendations of the Gama Consulting report dated July 2018, namely:

- Pumping to empty the pit shall occur daily
- Both pits shall be activated simultaneously at least once a week to aid in the cleansing of the rising main (private pipeline)

REASON: To ensure wastewater is managed efficient, in accordance with the approval documentation, and to minimise odour to adjacent properties and to properties adjacent the rising main.

General Operational Restrictions

(14) **Hours of Operation**

The approved cellar door, function centre and restaurant uses shall be restricted to the following hours of operation:

- Sunday to Thursday - 9.00am to 10.00pm
- Friday and Saturday - 9.00am to 12.00am

REASON: To ensure the development operates in accordance with the approval.

(15) **Operation of Bars**

The bars shown on the approval plan, namely on the first and second level shall only be operated in association with the additional restaurant (first level) herein approved. Specifically, the bars shall only be operated when the first level restaurant is open.

REASON: To ensure the bars are an ancillary component of the restaurant use and that the development operates in accordance with the approval.

(16) Capacity of Site For The Cellar Door, Function Centre & Restaurant Uses

The licensed premises overall capacity (excluding the operation of outdoor concerts) shall be restricted to a maximum capacity of 400 persons at any one time.

REASON: For efficient wastewater management (sizing of sewer pumping pit) and ensure to there is sufficient on-site car parking.

(17) **Number of Functions**

The number of functions/special events shall be restricted to the following:

- One function per week of up to 150 persons
- Four functions per calendar year of up to 400 persons

REASON: To maintain the current number of functions/special events on the site (as authorised in 10/65/473). To minimise amenity impacts associated with hosting of large special events.

(18) **Restriction On Display/Sale of Non-Beverage/Non-Food Items In Cellar Door**

A maximum area of 25m² shall be used for the display and sale of any non-beverage or non-food item within the cellar door and on the site.

REASON: To ensure the sampling of wine and the retail sale of such is the predominant activity within the cellar door.

Car Parking & Vehicle Movements

(19) **Turning Area For Service Vehicles**

All vehicles shall enter and exit the site in a forward direction.

REASON: For safe and convenient movement of vehicles.

(20) **Gravel Car Parking Designed In Accordance With Australian Standard AS 2890.1:2004.**

Upon occupation on the approved development, all car parking spaces, driveways and manoeuvring areas shall be designed, constructed, and suitably delineated in accordance with Australian Standard AS 2890.1:2004. Delineation and directional signage shall be clearly visible and maintained in good condition at all times. Driveways, vehicle manoeuvring and parking areas shall be constructed of compacted gravel prior to commencement of the use and maintained in good condition at all times to the reasonable satisfaction of the Council.

REASON: To provide adequate, safe and efficient off-street parking for users of the development.

(21) Unloading And Storage Of Materials And Goods

All materials and goods shall at all times be loaded and unloaded within the confines of the subject land. Materials and goods shall not be stored on the land in areas delineated for use as car parking.

REASON: To provide safe and efficient movement of people and goods.

(22) Tractor Movements

Tractor movements shall not occur within the vineyard areas that in close proximity to the approved car park areas (eastern portion of the site) within the hours of operation of the development herein approved.

REASON: Noting that the car parking areas are located within the headland areas of the vineyard. To ensure there is no conflict between vehicle and tractor movements.

Stormwater Management

(23) **Stormwater Roof Runoff To Be Dealt With On-Site**

Within three (3) months of completion of the roof installation, all roof water must be directed to the onsite dam or the sedimentation basin.

Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal areas (winery wastewater dam). Stormwater should be managed on site with no stormwater to trespass onto adjoining properties.

REASON: To minimise erosion, protect the environment and to ensure no ponding of stormwater resulting from development occurs on adjacent sites.

(24) **Stormwater Water Quality**

The vegetated swales and sedimentation basin shall be suitably planted in accordance with the approved report prepared by David Pennington (AWE) titled Re: Bird In Hand Winery- 2nd revision of Stormwater Management for the Proposed Car Parking, dated 13 June 2018, upon occupation of the approved development.

REASON: Development should minimise the risk of pollution of water catchment areas.

Solid Waste Management

(25) **Removal Of Solid Waste**

All solid waste including food, leaves, papers, cartons, boxes and scrap material of any kind shall be stored in a closed container or bin that has a close fitting lid. The containers/bins shall be stored in a screened area so that they are not visible from public roads.

REASON: To maintain the amenity of the locality.

(26) **Regular Removal Of Solid Waste From The Site**

All waste shall be removed from the subject land at least once weekly. Collection of waste shall be carried out only between hours of 9am and 7pm on a Sunday or public holiday and 7am to 7pm any other day.

REASON: To maintain the amenity of the locality.

2. DEVELOPMENT PLAN NOTES RELATING TO DEVELOPMENT APPLICATION No. 18/828/473

(1) Development Plan Consent

This Development Plan Consent is valid for a period of twelve (12) months commencing from the date of the decision (or if an appeal has been commenced, the date on which the appeal is determined, whichever is later). Building Rules Consent must be applied for prior to the expiry of the Development Plan Consent, or a fresh development application will be required. The twelve (12) month period may be further extended by written request to, and approval by, Council. Application for an extension is subject to payment of the relevant fee.

(2) **Section 221-Road Alteration Authorisation Required**
Prior to any works within the road reserves of the Pfeiffer and Riverview Roads being undertaken associated with the laying of a private sewer line an authorisation under Section 221 of Local Government Act must be obtained.

(3) Erosion Control During Construction
Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

(4) **Obligations Under The Environment Protection (Water Quality) Policy 2015**
The application is reminded of its obligation as required by Clause 11 of the Environment Protection (Water Quality) Policy 2015, to not discharge a class 2 pollutant (which included green waste such as lawn clipping) into any water or caity in the land. As such, it recommended that any mowing of the sale occur in such way that all cut grass is removed and none if left to be washed in to the creek during a rain event.

(5) Maintenance of Bio-Retention System
Maintenance of the bio-retention system should occur in accordance with the recommendations in the letter from David Pennington (AWE) to Garth Heynen (Heynen Planning Consultants) titled Re: Bird In Hand Winery- 2nd revision of Stormwater Management for the Proposed Car Parking, dated 13 June 2018.

(6) **EPA Information Sheets**
Any information sheets, guideline documents, codes of practice, technical bulletins, are referenced in this decision and can be accessed on the following web site:http://www.epa.sa.gov.au/pub.html

(7) **EPA Environmental Duty**
The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.

(8) Department of Environment and Water (DEW) – Native Vegetation Council Note
The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. The clearance of native vegetation includes the flooding of land, or any other act or activity that causes the killing or destruction of native vegetation, the severing of branches or any other substantial damage to native vegetation. For further information visit: www.environment.sa.gov.au/Conservation/Native_Vegetation/Managing_native_vegetation

Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council Secretariat on 8303 9777. This must be sought prior to Full Development Approval being granted by Council.

3. BUILDING RULES CONSENT STILL REQUIRED

NOTE: This Consent Notification is for Development Plan Consent only and Building Rules Consent is still required.

<u>You must not start</u> any site works or building work or change the use of the land until you have also received notification of a Development Approval.

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/828/18
DATE: 11/09/19

ADELAIDE HILLS COUNCIL
RECEIVED: 4/10/2018

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PLOT FILE DATE: 22.06.2018
PLOT FILE LOCATION: G:\2016\16016_Bird In Hand Winery\05.0 Documentation\5.02 Drawings\5.2.1 Sketch Design\16016_DA01.dwg

A1 SHEET

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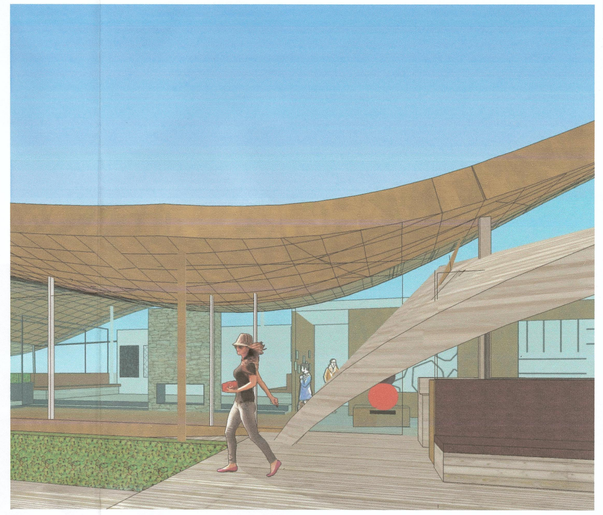


Environment Protection Authority
Pre-lodgement Agreement
pursuant to section 37AA of the
Development Act 1993

26 SEP 2018

project BIRD IN HAND ALTERATIONS

for ANDREW NUGENT

address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing

job no. 16016

dwg. no. COVER

scale

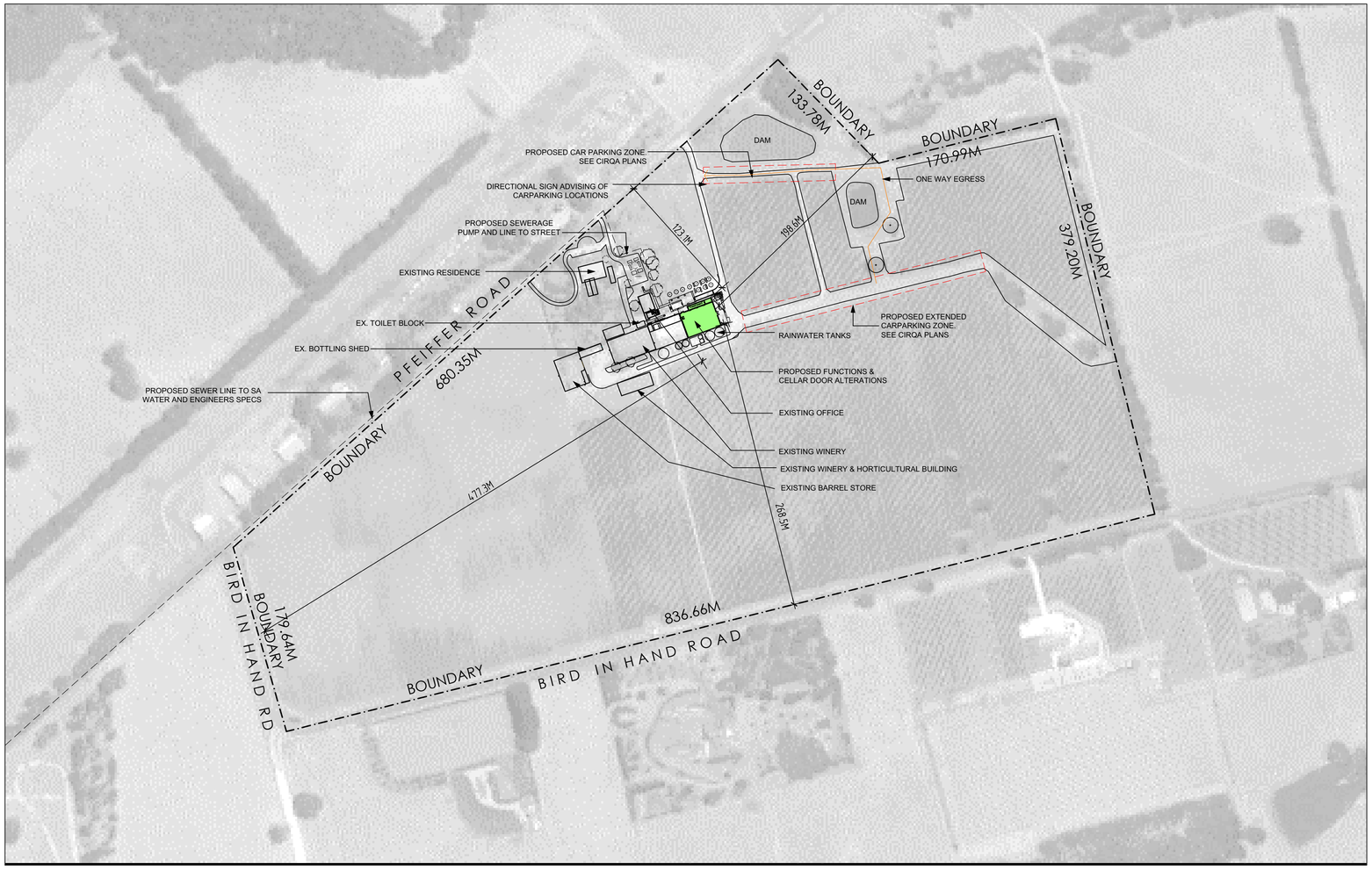
date 22/06/18

revision A

AMENDED 13/08/19

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/828/18
DATE: 11/09/19

ADELAIDE HILLS COUNCIL
RECEIVED 13/08/19



LOCATION PLAN 1:2500

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PLOT FILE DATE: : 13.08.2019
PLOT FILE TIME: : 11:38 AM

A1 SHEET

GRIEVE GILLETT ANDERSEN
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Scale Bar Units in Millimetres
10 20 30 40 50 100 150 A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing LOCATION PLAN

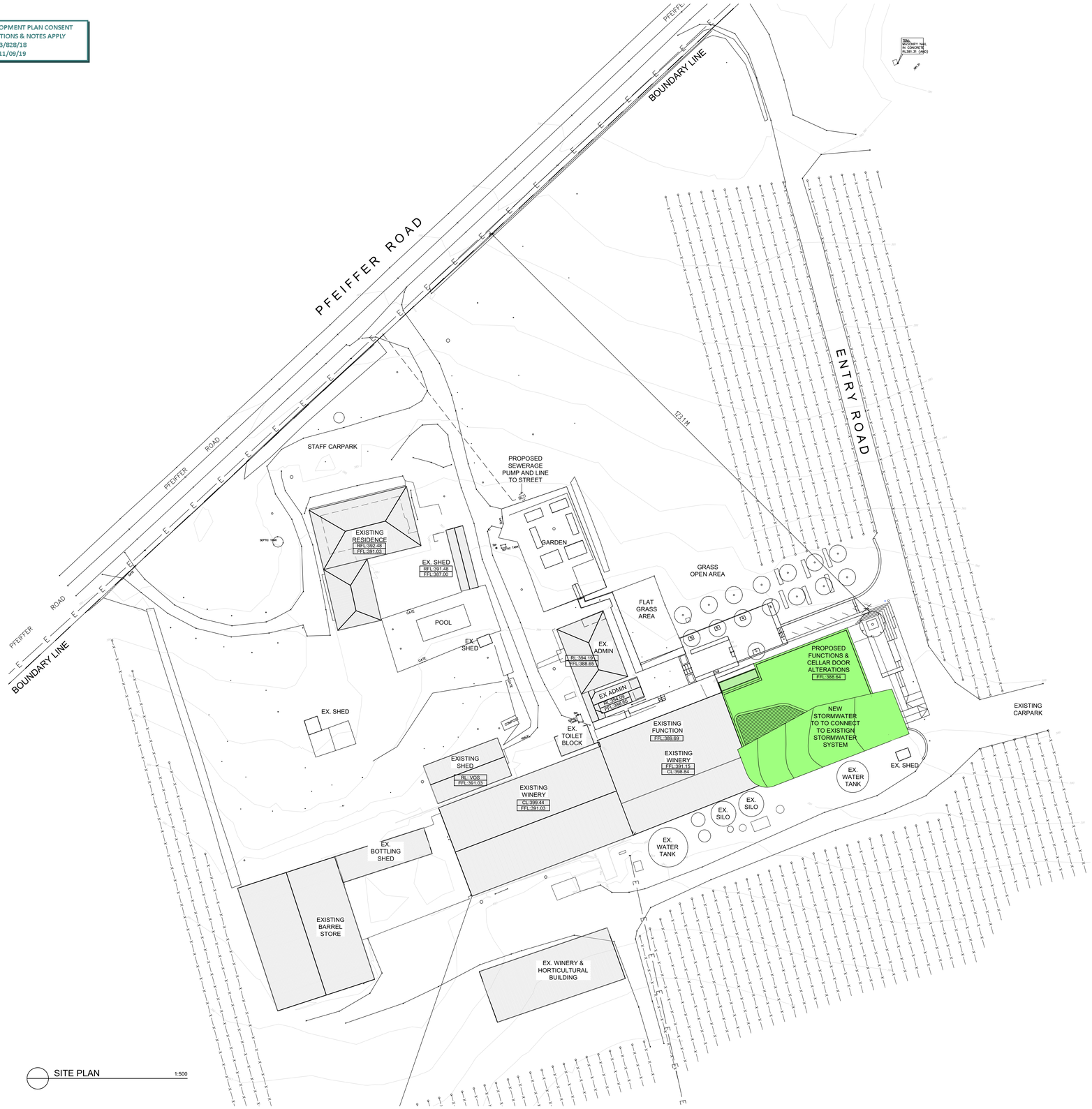
job no. 16016
dwg. no. DA00
scale 1:2500 @ A1
date 13/08/19
revision D

ADELAIDE HILLS COUNCIL
RECEIVED 20/06/19

AMENDED 20/06/19

Adelaide Hills COUNCIL

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/828/18
DATE: 11/09/19



SITE PLAN 1:500

A1 SHEET

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Scale Bar Units in Millimetres
10 20 30 40 50 100 150 A1 Sheet

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for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing SITE PLAN

job no. 16016
dwg. no. DA01
scale 1:500 @ A1
date 21/05/2019
revision C

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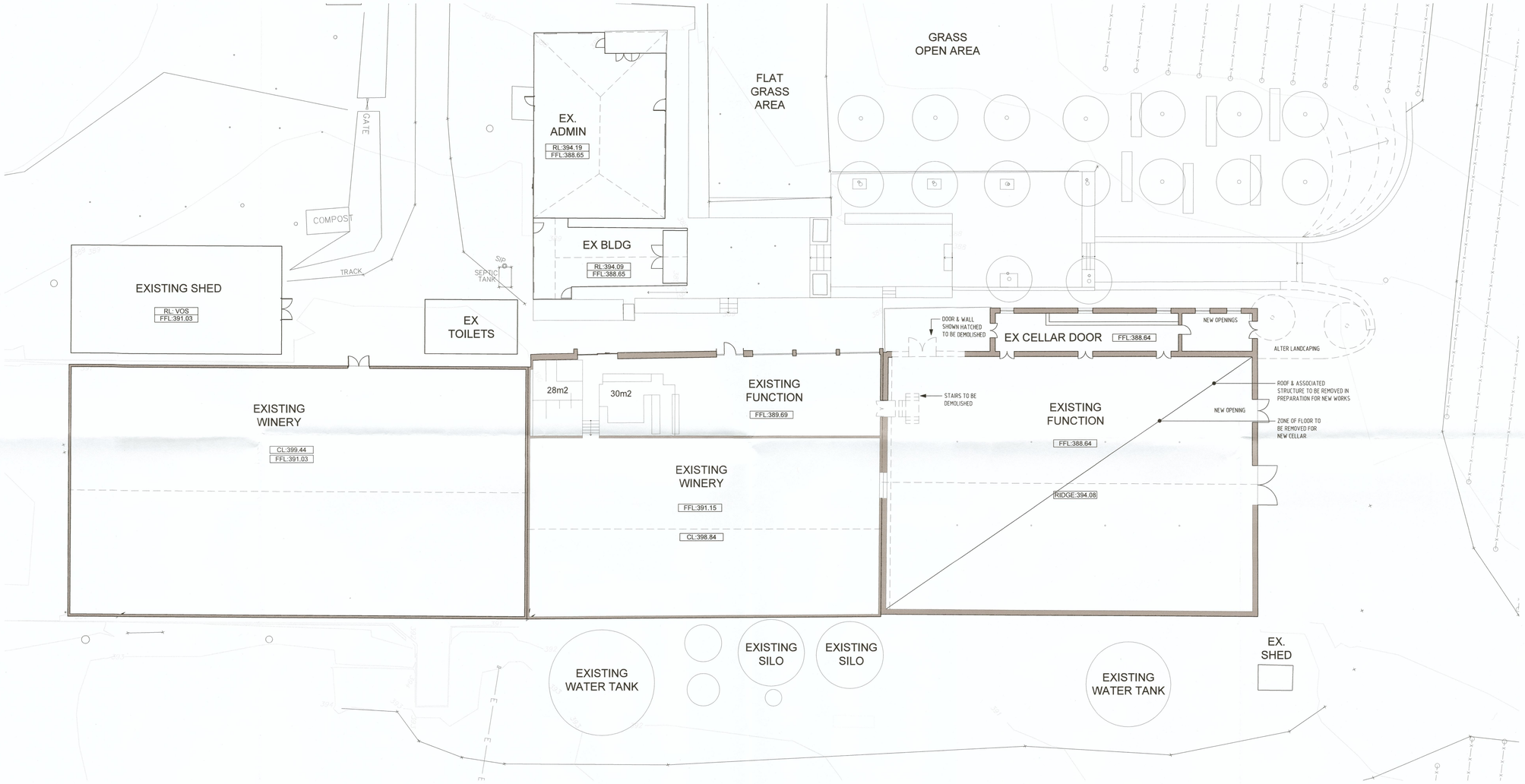
DA: 473/828/18
DATE: 11/09/19

ADELAIDE HILLS COUNCIL
RECEIVED: 4/10/2018



EXISTING/DEMO PLAN 1:200

Environment Protection Authority
Pre-lodgement Agreement
pursuant to section 37AA of the
Development Act 1993

26 SEP 2018

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A1 SHEET

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Scale Bar Units in Millimetres
10 20 30 40 50 100 150 A1 Sheet

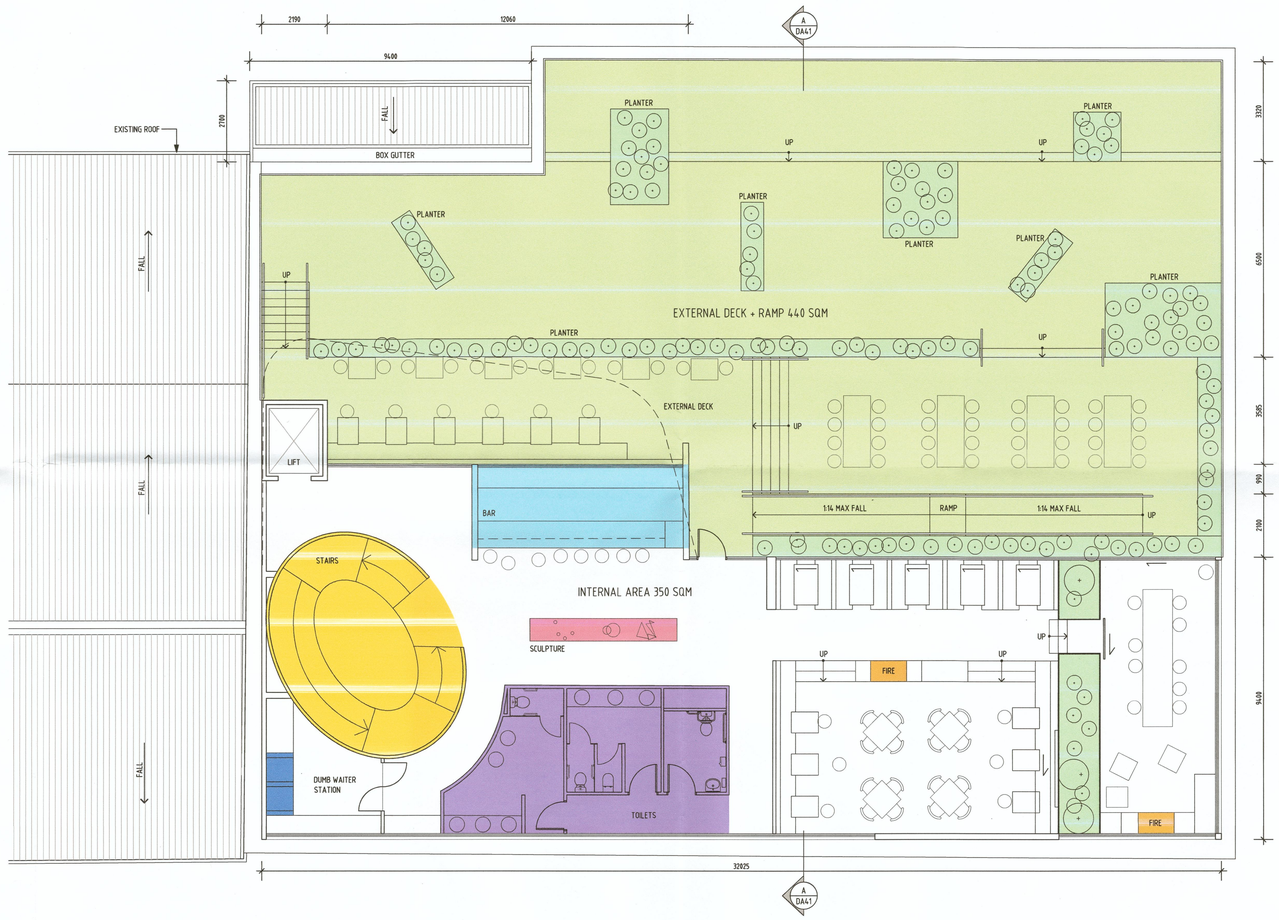
project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing DEMOLITION PLAN

job no. 16016
dwg. no. DA11
scale 1:200 @ A1
date 22/06/18
revision A

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/828/18
DATE: 11/09/19

ADELAIDE HILLS COUNCIL
RECEIVED: 4/10/2018



PROPOSED UPPER FLOOR PLAN 1:100

Environment Protection Authority
Pre-lodgement Agreement
pursuant to section 37AA of the
Development Act 1993

2 6 SEP 2018

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Scale Bar Units in Millimetres
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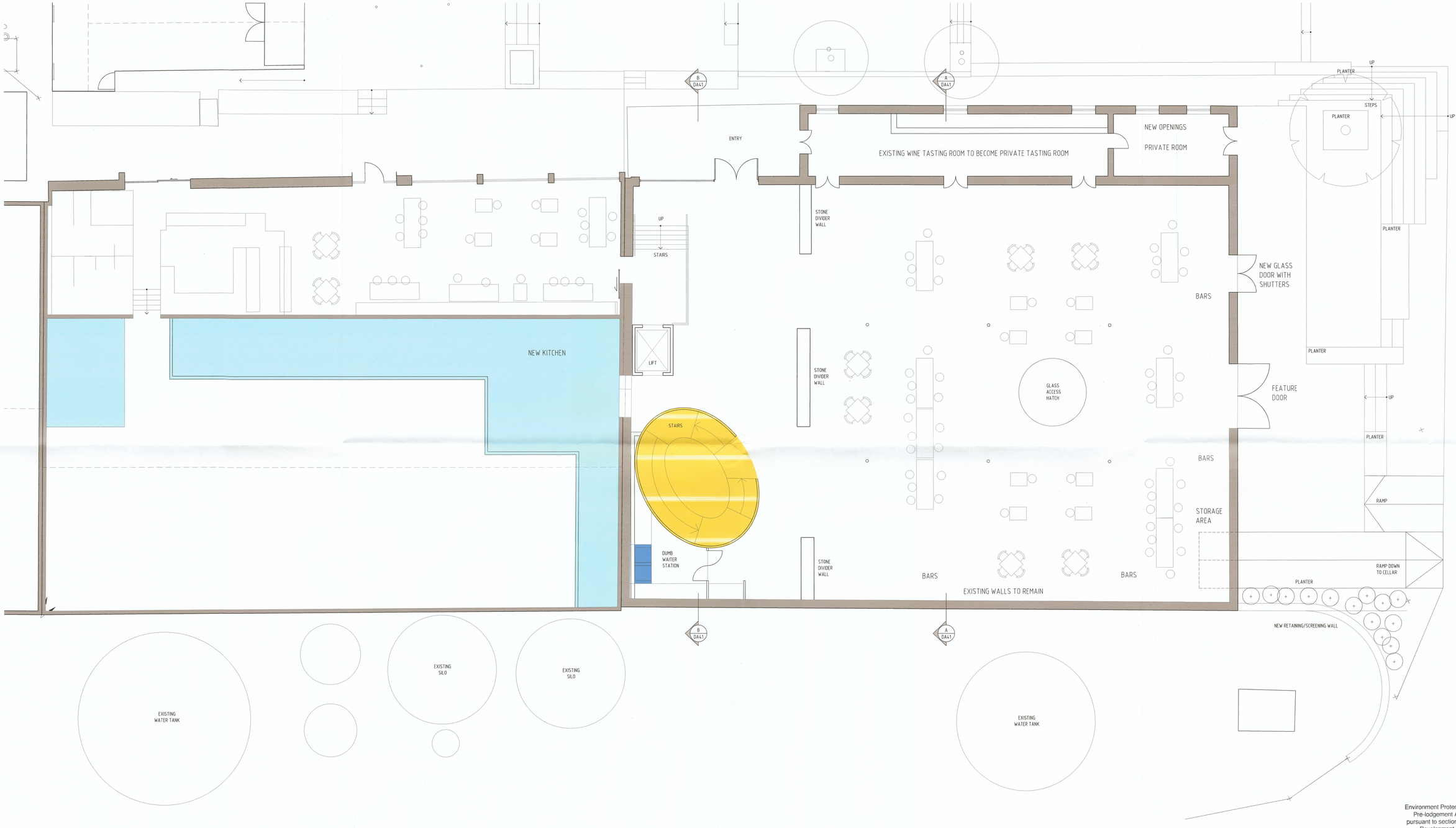
project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing UPPER FLOOR PLAN

job no. 16016
dwg. no. DA22
scale 1:100 @ A1
date 22/06/18
revision A

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/828/18
DATE: 11/09/19

ADELAIDE HILLS COUNCIL
RECEIVED: 4/10/2018



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Environment Protection Authority
Pre-lodgement Agreement
pursuant to section 37AA of the
Development Act 1993

26 SEP 2018

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Scale Bar Units in Millimetres
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A1 Sheet

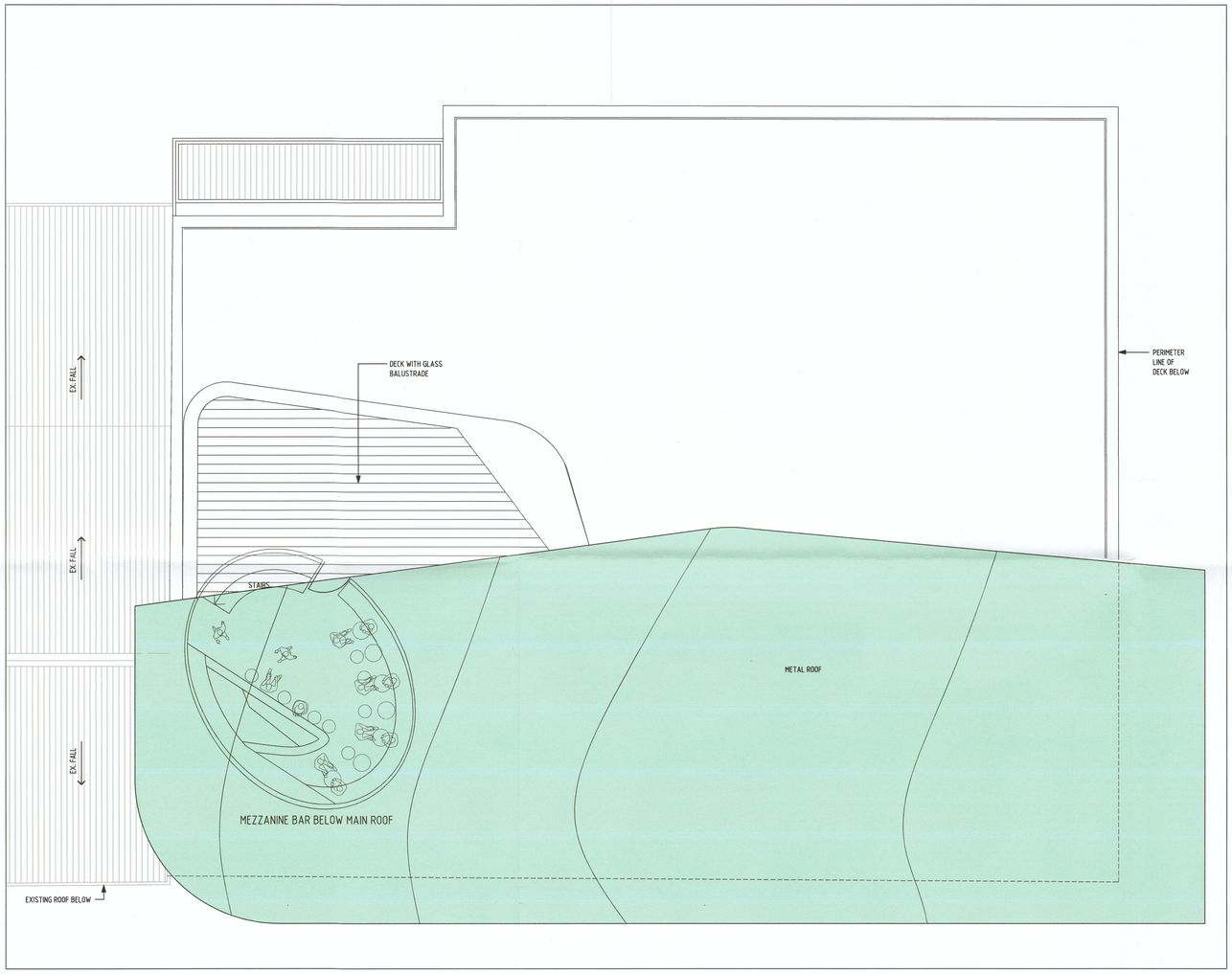
project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing GROUND FLOOR PLAN

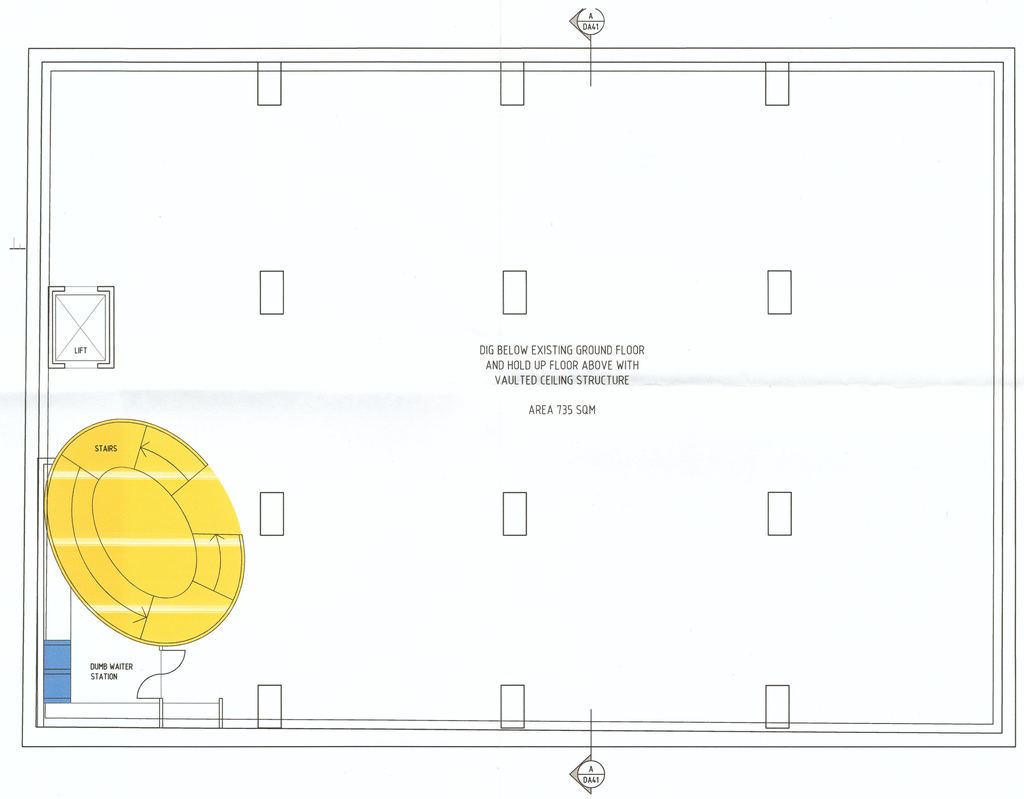
job no. 16016
dwg. no. DA21
scale 1:100 @ A1
date 22/06/18
revision A

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/828/18
DATE: 11/09/19

ADELAIDE HILLS COUNCIL
RECEIVED: 4/10/2018



ROOF 'NEST' BAR PLAN 1:100



CELLAR FLOOR PLAN 1:100

Environment Protection Authority
Pre-lodgement Agreement
pursuant to section 37AA of the
Development Act 1993

2 6 SEP 2018

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Scale Bar Units in Millimetres
10 20 30 40 50 100 150 A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing PROPOSED CELLAR & ROOF BAR PLANS

job no. 16016
dwg. no. DA23
scale 1:100 @ A1
date 22/06/18
revision A

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/828/18
DATE: 11/09/19

ADELAIDE HILLS COUNCIL
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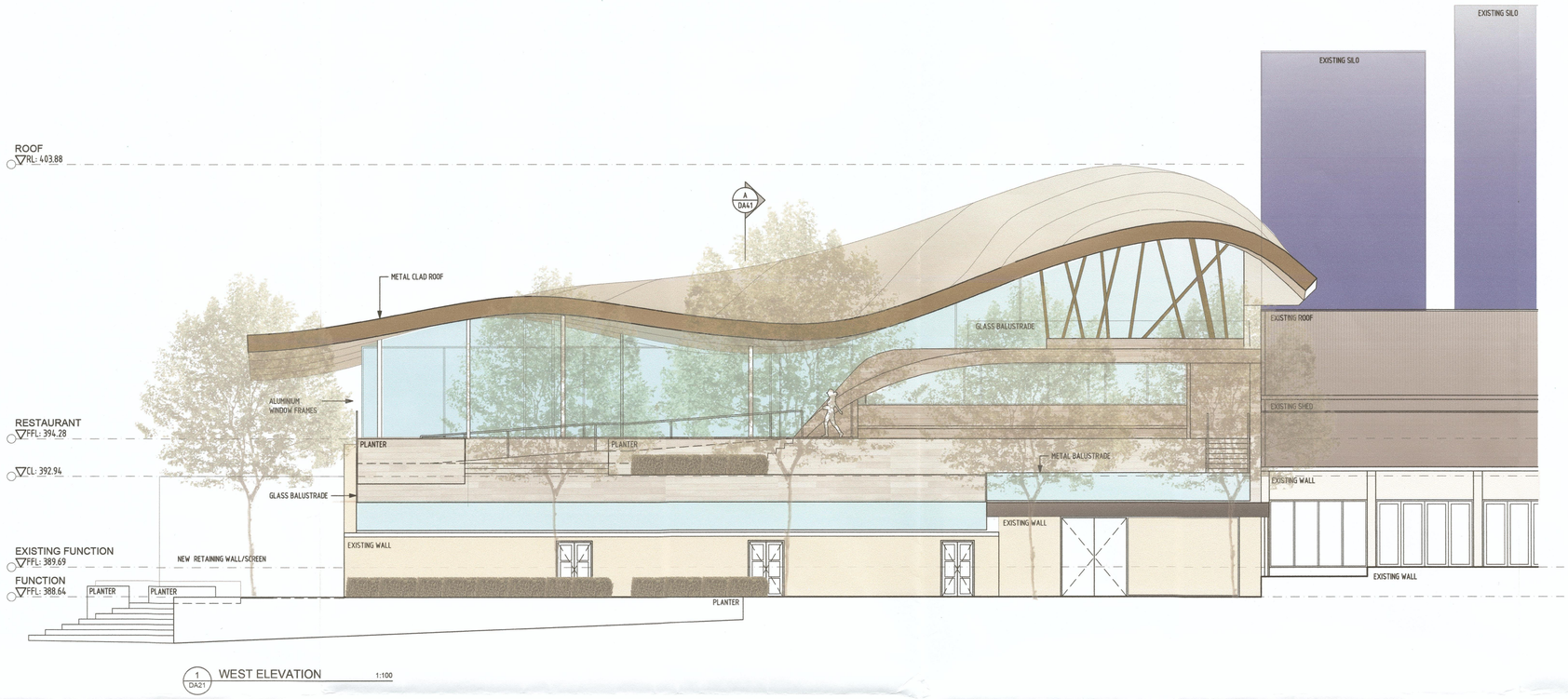

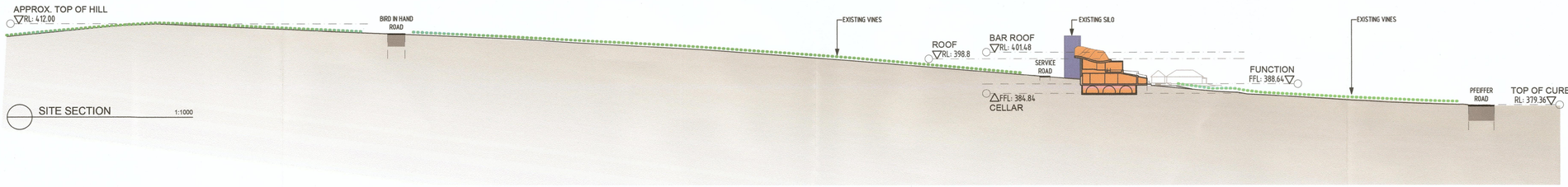

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Development Act 1993

26 SEP 2018

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A1 SHEET

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project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing ELEVATION & SITE SECTION

job no. 16016
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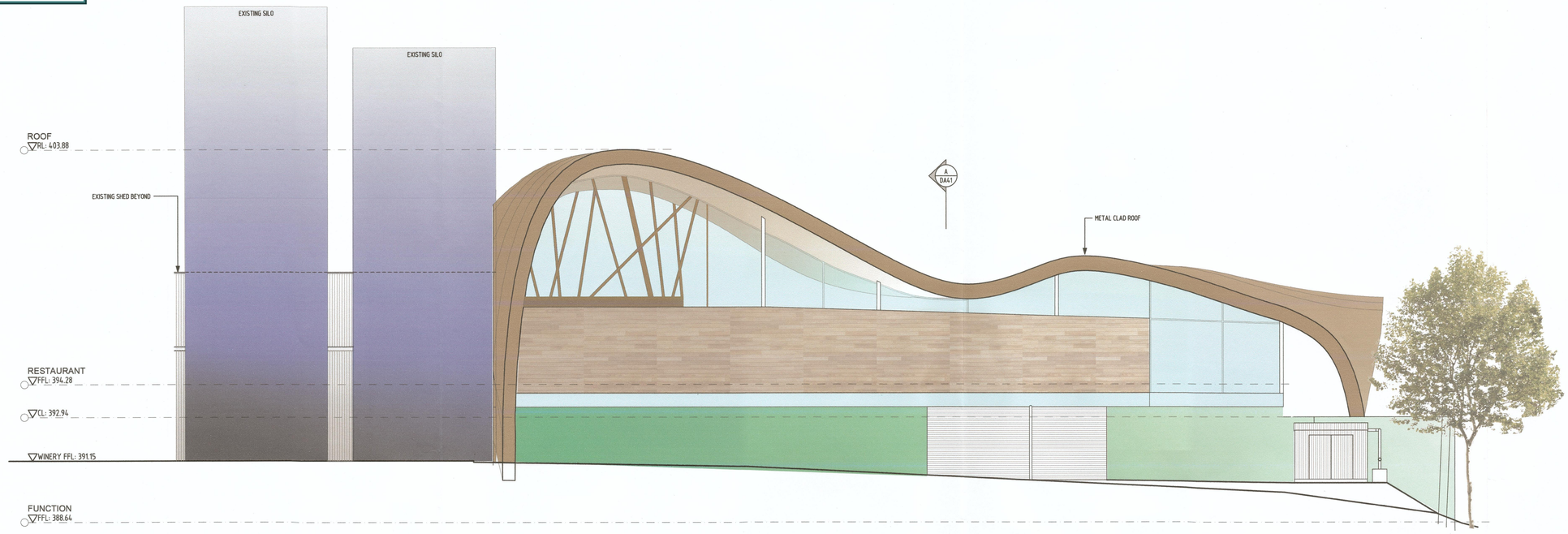
scale 1:100 @ A1
date 8/11/2017
revision -

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/828/18
DATE: 11/09/19

ADELAIDE HILLS COUNCIL
RECEIVED: 4/10/2018



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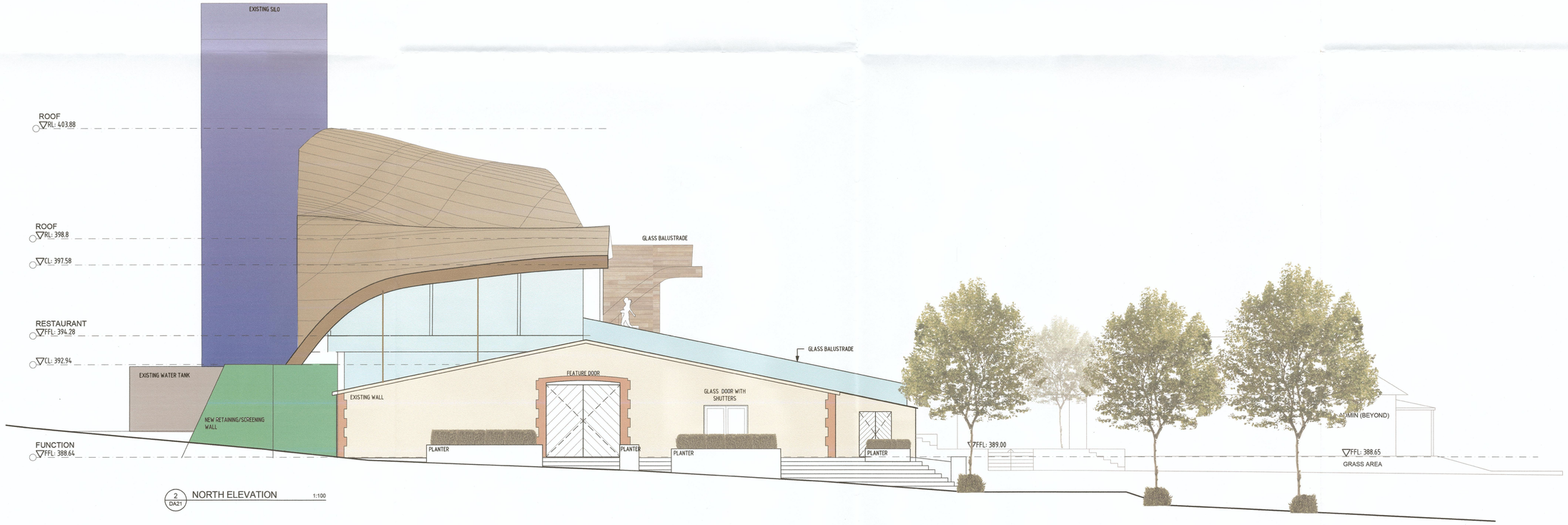

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Environment Protection Authority
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pursuant to section 37AA of the
Development Act 1993

26 SEP 2018

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A1 SHEET

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project BIRD IN HAND ALTERATIONS
drawing ELEVATIONS
for ANDREW NUGENT
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WOODSIDE SA 5244

job no. 16016
dwg. no. DA31
scale 1:100 @ A1
date
revision -

GRIEVE GILLETT ANDERSEN

Enoki

HEYNEN PLANNING CONSULTANTS

BIRD IN HAND WINERY

PREPARED FOR ADELAIDE HILLS COUNCIL

JULY 2019

GRIEVE GILLETT ANDERSEN

CONTENTS

The Proposed Building for Bird in Hand Winery references the Local Environment and Existing Buildings.

The proposed metal clad restaurant canopy gently floats above an existing rendered masonry function building at the Bird in Hand Winery.

There has been a deliberate effort to maintain the existing building façade in order to preserve the existing building fabric and history of the site.

We are replacing the existing function building roof with a new landscaped and terrain like deck, to create a picnic in the sky. Where there was previously a galvanized metal roof that we are aiming to create a greener softer timber and landscaped space, one which sits well against the existing grass slopes and vineyards of the site.

Upon this green roof is a new sculptural metal clad roof structure with glass and a metal cladding below. The roof floats gracefully above the existing function building. Due to large expanses of glass there is a significant amount of transparency between the two roofs which enables the everchanging skyscape behind to remain visible and almost merge with the building façade.

GRIEVE GILLETT ANDERSEN

1_NARRATIVE REFERENCING THE LAND

FORMS

The Metal Clad Roof

The new metal clad roof takes inspiration directly from the local environment in an abstracted manner that creates an open ended interpretation, somewhat like lying on the grass and making shapes of white clouds on a summer day.

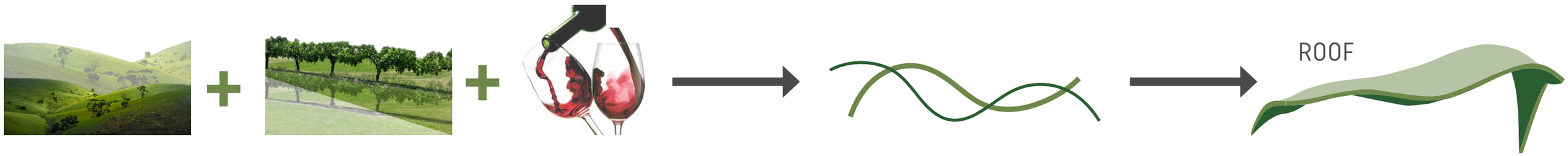
We have reflected upon the forms of the rolling and meandering hills and topography of the surrounding area.

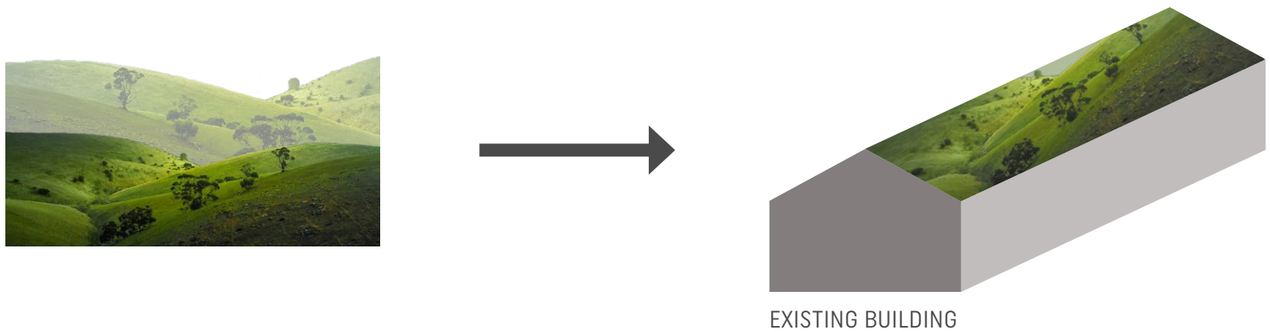
The canopy of the wine vines themselves form a flourishing of natural growth as they spread across their support structures and create undulating floating canopies that shade and shelter the ecosystems on the ground below. Even the pouring of wine into a glass where it unfurls from the mouth of the wine bottle and rebounds upon the base of the glass and then slides upwards along one side to then fall back upon itself.

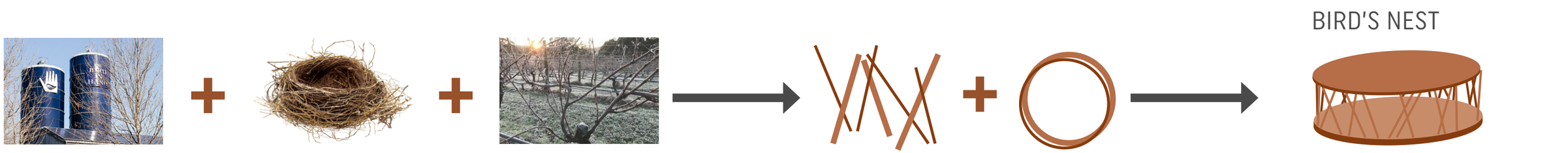
These naturally occurring shapes and function of the site became a logical springboard for the creation of the roof form.

The Bird's Nest

The Birds nest sits nestled between the timber roof deck above the bar and the main roof, its idea is of the nest up high that the bird lives or lived in, the irregular angles and widths of its vertical elements also tie in with the winter trees skeletal structure that lie directly north of it, but also the gnarled random structures of the winter vines.

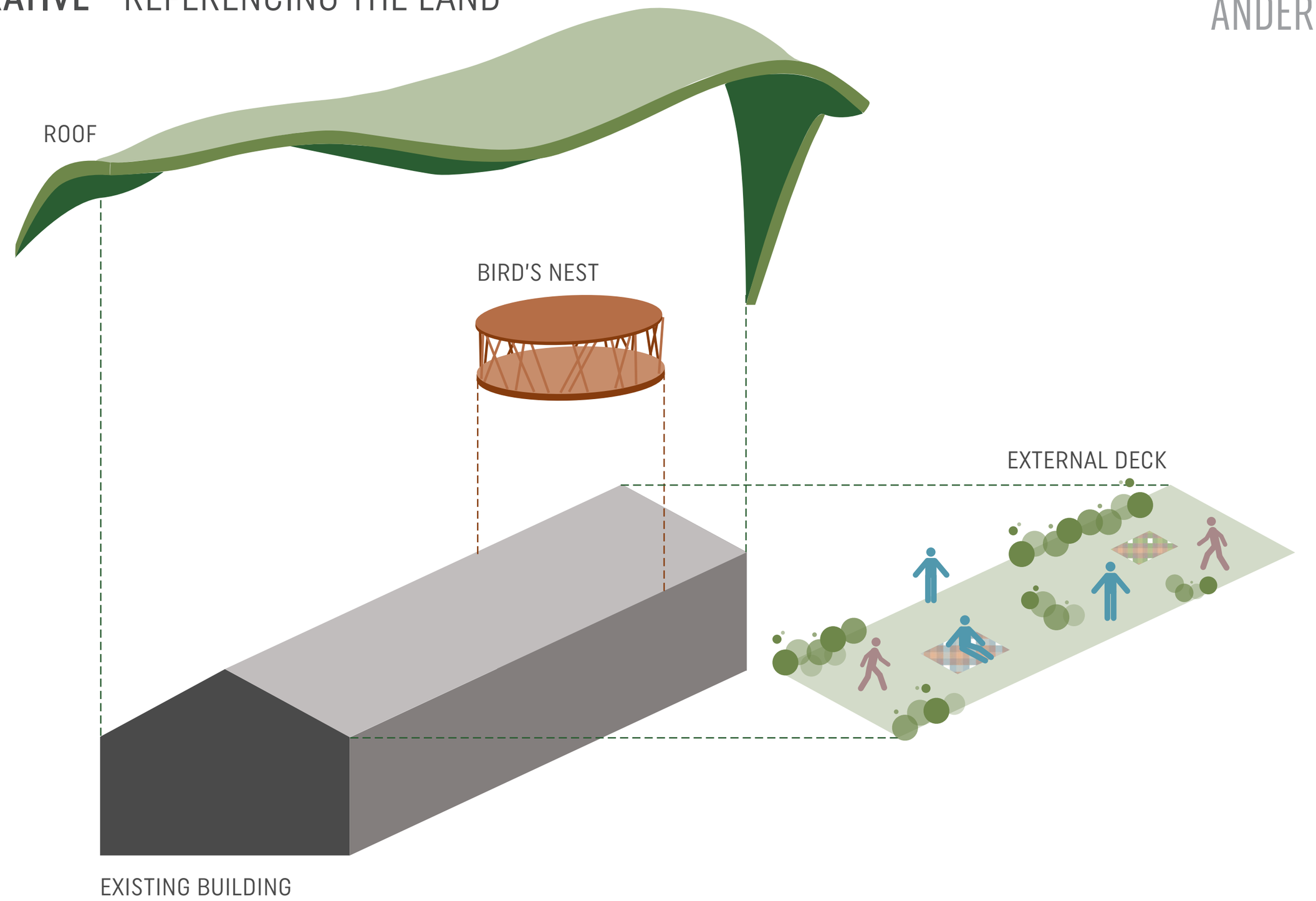






GRIEVE GILLETT ANDERSEN

1_NARRATIVE REFERENCING THE LAND



GRIEVE GILLETT ANDERSEN

2_SCALE AND BULK MACRO SITE

MATERIALS

Existing

The main materials used by the existing building are a mixture of rendered masonry walls with metal clad roofs and timber verandah structures or doors, then larger sheds that's are primarily metal clad. There are also rusted metal sculptures scattered across the site. The lower entry terrace has varying levels and landscaped terracing.

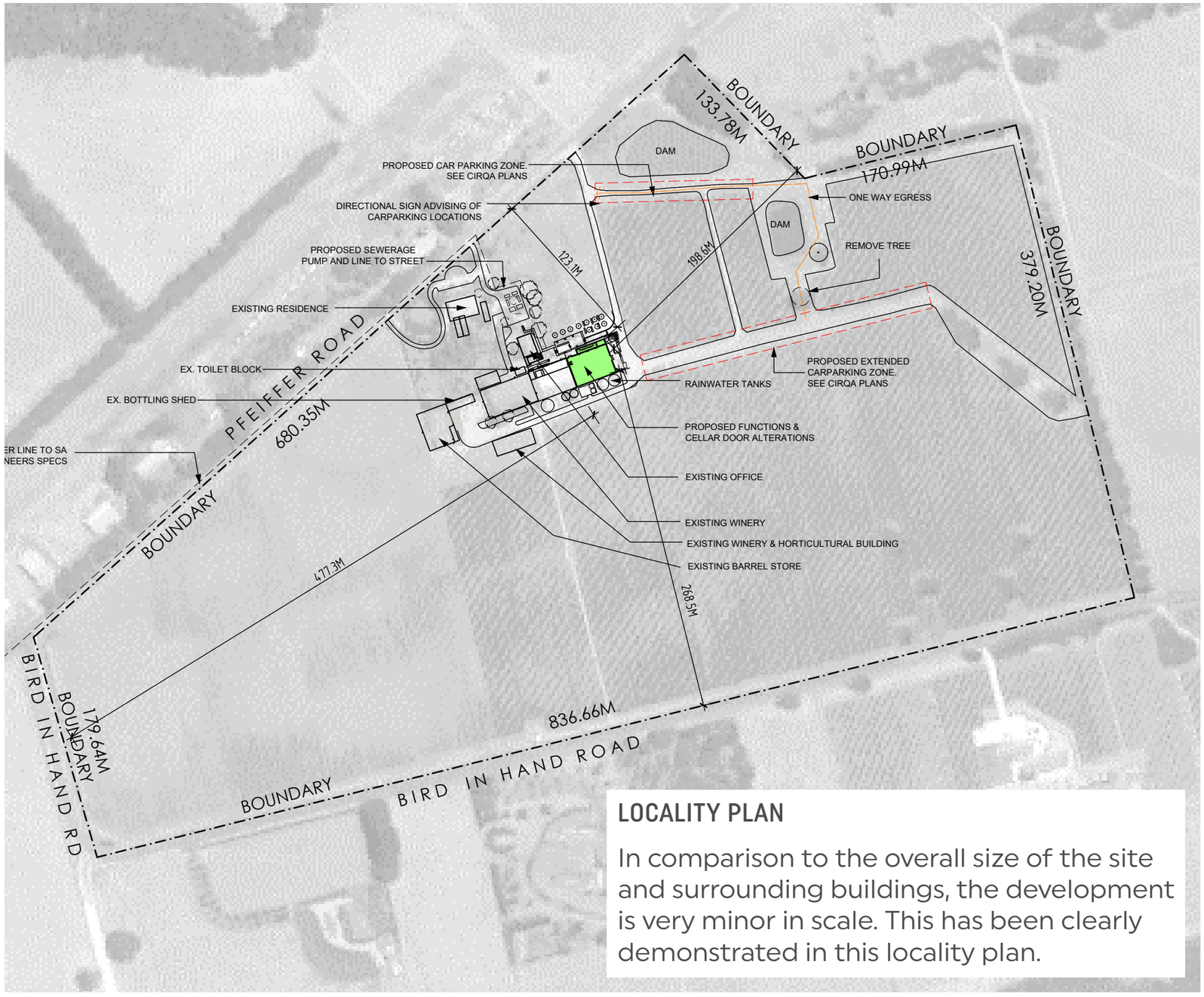
Proposed

The proposed roof deck and restaurant borrows from the existing material pallet quite heavily. With the landscaped terraces of the ground now appearing on the proposed picnic deck above. The use of metal cladding for a roof element and walling has a direct correlation with the predominant use of metal roofing and cladding used throughout the existing buildings. The entry canopy is a rusty metal colour which picks up on the existing rusted metal sculptures of the site. Aged and earthy the timber deck sits comfortably within the aesthetics of the vineyard.

SCALE AND BULK

The Building employs the following methods to not overwhelm the landscape or character of the locality.

The new restaurant footprint is entirely within the footprint of the existing function below building. It is approximately just less than half the area of the function building below it, and also each of the two existing winery buildings to the west and the westerly existing barrel store. It is one of the smaller buildings on the site.



LOCALITY PLAN

In comparison to the overall size of the site and surrounding buildings, the development is very minor in scale. This has been clearly demonstrated in this locality plan.

GRIEVE GILLETT ANDERSEN

2_SCALE AND BULK MACRO SITE

SCALE AND BULK

The proposed restaurant windows are set back from the ridge line of the existing function building below so as not to dominant the existing function building, but to recede behind it to become more of a backdrop element.

The roof element projects approximately 1.3M to the north in front of the existing ridge line, to the east by 3.9M and to the south by 1.2M.

SITE PLAN

The new restaurant is almost entirely within the existing foot print of the building below, only a small portion of the new roof sits out.

The new roof projects out 3.9m east of existing function building.

The new roof projects out 2.4m south of existing function building.

GRIEVE GILLETT ANDERSEN

2_SCALE AND BULK BUILT FORM

Roof Scale

The length of the new roof structure is 38M, the new roof at its low point sits 3.9M above the existing function building ridge, and at it high point it sits 9.85 above the existing function building ridge.

The undulations in the roof help reduce its apparent scale as it creates high and low areas rather than one long dominant mass.

Rhythm

There is currently an up and down rhythm which is present across the existing site buildings. The furthest westerly existing barrel building is slightly elevated (an up), then there is an empty space (a down), then the higher existing winery building (an up), then the existing restaurant/winery building (a down), then the new proposed restaurant (an up). This consistent rhythm helps tie the scale of the whole site together.

Small Scale

Being mostly within the existing foot print of the function building below it has a shared proportional length and scale when viewed from Pfeiffer Road to this building and also the string of existing buildings directly running to the west.

WEST ELEVATION

EAST ELEVATION

GRIEVE GILLETT ANDERSEN

2_SCALE AND BULK BUILT FORM

Transparency

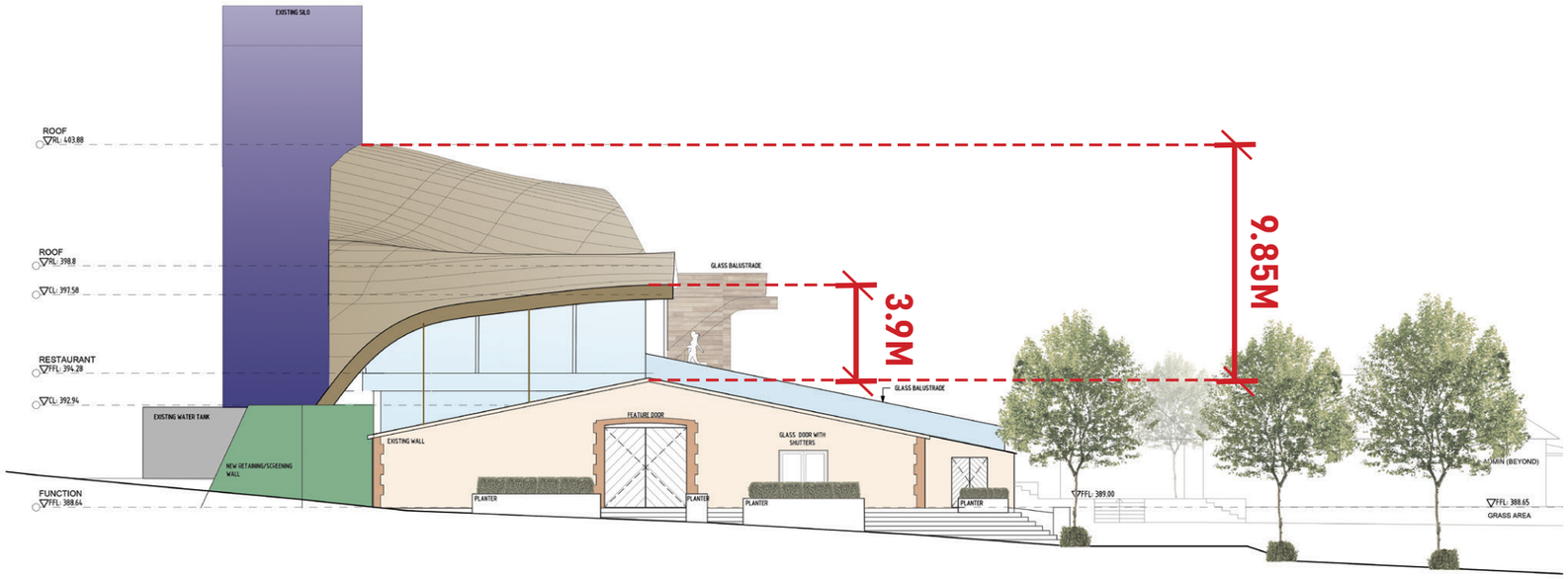
The use of large glass expanses of glass reduces the apparent bulk of the building as the sky can been seen through the building rather than blocking the view of it with walls.

Hidden Building

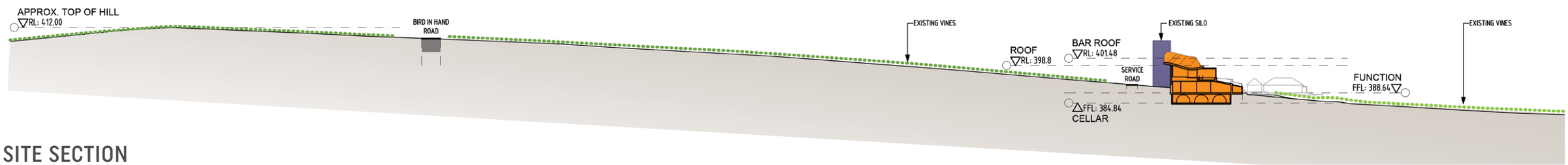
It was a purposeful decision to dig below the existing function building and place the new storage cellar underground rather than creating another building above the ground. This was done in order to reduce the visual impact of any more buildings on the site.

Silos

There are also 2 large wine silos which tower above the new roof which have a large visual impact on the site.



NORTH ELEVATION



SITE SECTION

The scale of the proposal is quite minor given the vast expanse of the site

GRIEVE GILLETT ANDERSEN

3_CONTEXT

APPROACH FROM EAST - VIEW FROM PFEIFFER ROAD

The new roof structure creates an entry focal point that sits well within the landscape and existing buildings due to its form taking cues from the rolling hills it sits amongst.

GRIEVE GILLETT ANDERSEN

3_CONTEXT

APPROACH FROM WEST

The new structure has very little impact on the existing view from Bird in Hand Road.

BEFORE

AFTER

GRIEVE
GILLETT
ANDERSEN

4_SUMMARY

We are aiming for a high quality result in the design, detailing and finishing involved to create a place that both enhances and responds thoughtfully to its local context and surroundings.

There is playful sculptural element of surprise associated with the proposed new restaurant and picnic deck at the Bird in Hand winery. But within that surprise is also a familiarity which picks up and draws from the natural landscape features, the existing building materials and also on the ephemeral, transparent, and floating nature of wine itself.

OFFICE USE ONLY

Case Number: ERD-19-165

Date Filed: 21 August 2020

FDN: 20

ENVIRONMENT, RESOURCES AND DEVELOPMENT COURT OF SOUTH AUSTRALIA
ERD 165 of 2019

BETWEEN

TERRAMIN EXPLORATION PTY LTD

Appellant

- and -

ADELAIDE HILLS COUNCIL

First Respondent

BIRD IN HAND PTY LTD

Second Respondent

ORDER

Judicial Officer:	Judge Tracey, Commissioner Rumsby, Commissioner Hodgson
Date of Hearing:	30 March 2020 – 31 March 2020
Date of Order:	21 August 2020
Appearances:	Dr N Manetta for the appellant Mr P Psaltis for the first respondent Mr D Billington for the second respondent

THE COURT ORDERS that:

Recitals

A. The appeal is allowed for the limited purpose of varying the plans and conditions attached to the Development Plan Consent, and to strike out the reserved matters.

B. The proposed redevelopment (DA No. 18/828/473) of an existing mixed-use development (a cellar door, restaurant and function facility (400 person capacity)), involving the construction of a four level building (non-complying), together with the variation to conditions 2 and 3 of DA 473/65/10 and the deletion of conditions 9 and 10, by Bird in Hand Pty Ltd at 150 Pfeiffer Road, Woodside (lot 1, Section P5246 in FP142154, in C/T 5261/544) is hereby approved in accordance with the following plans and details:

- Pumping line plan prepared by Grieve Gillet Andersen dated 22 May 2019, received by Council 20 June 2019 (Exhibit 1R1, p 38)
- Amended Stormwater Management Letter prepared by Michael Di Matteo of Water Technology Pty Ltd dated 19 March 2020 (Exhibit 2R6)
- Gama Consulting report titled Sewerage Pump System Design & Documentation, Rev 1, dated 11 July 2017, received by Council 4 October 2018 (Exhibit 1R1 pp 39-44)
- Amended site plan (DA 01 Revision C) prepared by Grieve Gillett Andersen (Exhibit 2R1)
- Amended location plan (DA 00 Revision D) prepared by Grieve Gillett Andersen, all received by Council 13 August 2019 (Exhibit 2R1)
- Demolition/Existing plan (DA 11 Revision A), Floor plans (DA 21, 22 & 23, all Revision A), elevations (DA 31 & 32) and site section (DA 32) prepared by Grieve Gillett Andersen received by Council 4 October 2018 (Exhibit 2R1)
- Amended Car parking plan (01_SH01 Version C) prepared by CIRQA dated 20 March 2020 (Exhibit 2R2)
- Stormwater management plans (D01 (Revision F), D02 (Revision F), D03 (Revision E), & D04 (Revision G) each dated 20 March 2020 prepared by Water Technology Pty Ltd (Exhibit 2R3)

except where varied by the following conditions:

EPA Conditions

1. **EPA Requirement- Construction of Stormwater Management Infrastructure**

   The detailed design of the stormwater management system, (including sedimentation basin, swale and bio-retention system) must:

   a. be established in accordance with the following:
      i. Letter from Michael Di Matteo of Water Technology Pty Ltd to Chiara Marling of Bird in Hand, titled *RE: Bird in Hand Winery – Revision of Stormwater Management for the Proposed Development,* dated 19 March 2020
      ii. *Stormwater Management Plan (East),* Drawing D01, prepared by Water Technology Pty Ltd, revision date 20 March 2020
      iii. *Stormwater Management Plan (West),* Drawing D02, prepared by Water Technology Pty Ltd, revision date 20 March 2020
      iv. *Stormwater Management Plan,* Drawing D03, prepared by Water Technology Pty Ltd, revision date 20 March 2020
   b. ensure groundwater resources are not impacted
   c. mitigate flood risk
   d. ensure the stormwater management system is adequately maintained.

2. **EPA Requirement- Implementation of Soil, Erosion & Drainage Management Plan**

   The *Soil Erosion Drainage Management Plan* (Drawing D04, Project 17386) prepared by Water Technology Pty Ltd, revision date 20 March 2020 must be implemented during the construction process to prevent soil and pollutants leaving the site or entering watercourses during development of the site.

3. **EPA Requirement- Wastewater Management**

   Upon occupation of the approved development and thereafter, all wastewater (sewerage) generated at the site (not including wastewater generated from the wine manufacturing process) must be collected and delivered as detailed in the Gama Consulting Report titled Sewerage Pump System Design & Documentation, Rev 1 to the SA Water sewerage network.

Amenity

4. External Lighting (nuisance)

Flood lighting and any external lighting shall be restricted to that necessary for safety and security purposes only and shall be directed and shielded in such a manner as to not cause nuisance to adjacent properties to the reasonable satisfaction of the Council.

5. External Lighting Plan

Prior to the Building Rules Consent being issued, an external lighting plan must be submitted to the Council for approval to its reasonable satisfaction. The plan must be for the car parking areas, pedestrian pathways and driveways, and must demonstrate that vehicle and pedestrian safety will be addressed, and amenity impacts from light spill are minimised (low level lighting is recommended). The development herein approved may not operate during the hours of darkness unless and until the works required by a lighting plan approved by the Council under this condition have been carried out and are operative.

6. External Finishes

All external materials and finishes shall be of subdued colours which blend with the natural features of the landscape and are of a low-light reflective nature to the reasonable satisfaction of the Council.

NOTE: Browns, greys, greens and beige are suitable and galvanised iron and zincalume are not suitable.

7. Plant and Equipment

All plant and equipment shall be located within the existing or proposed building additions or if on the ground should be concealed by screens or similar to the reasonable satisfaction of the Council.

8. Noise Protection

Noise within the habitable rooms (windows closed) of the adjacent residential properties shall not exceed 47 dB(A) between the 'day' hours of 7.00am to 10.00pm and 40 dB(A) between the 'night' hours of 10.00pm to 7.00am.

9. Noise Control- Operational Restrictions

The following operational restrictions shall be adhered to:

a. All deliveries shall occur between the hours of 8.30am to 5.00pm Monday to Friday
b. The roof terrace shall be restricted to 150 persons at any one time
c. The upper level restaurant doors to the roof terrace (viewing and sitting deck) shall be fixed with automatic door closers to ensure the doors are kept closed when music is being played and/or function is taking place inside the restaurant
d. The doors of the ground level restaurant, function and cellar door spaces shall be fixed with automatic door closers to ensure doors are kept closed when music is being played and/or a function is taking place
e. Amplified music shall be restricted to within the cellar door and function centre space on the ground level (former barrel hall)
f. External speakers outside the proposed restaurant (Level 1) and bar (Level 2) shall only play low level background music to permit persons in these areas to be able to have a conversation at normal voice level

10. Noise Control- Construction Requirements

The following construction requirements for acoustic attenuation shall be adhered to:

- Appropriate vibration isolators will be specified by a suitably qualified Acoustic Engineer and installed on all engineering plant

- The construction of the following building envelope elements or elements that possess the same acoustic attenuation properties:
  - Façade – profiled metal sheet cladding to the external side of steel frame and 1 layer of 13mm plasterboard to the internal side with cavity infill of 50mm, 12kg/m3 glasswool
  - Glazing – 10.38mm laminated glass
  - Roof – profiled metal sheet roof deck over 75mm, 14kg/m3 glasswool and ceiling of perforated/ slotted timber with 10% open area overlaid with 75mm, 32kg/m3 polyester
- Notwithstanding the above, the sound transmission through the building envelope elements shall be re-assessed by a suitably qualified Acoustic Engineer once the architectural design is finalised to ensure conformance with the terms of condition 8, above

11. Odour Control-Restaurant

The restaurant kitchen shall be fitted with an exhaust duct and stack (chimney) that is capable of discharging exhaust emissions.

12. Odour Control & Sewer Pumping

The sewer pumping from the pump pit shall occur in accordance with the recommendations of the Gama Consulting report dated July 2018, namely:

- Pumping to empty the pit shall occur daily
- Both pits shall be activated simultaneously at least once a week to aid in the cleansing of the rising main (private pipeline)

<u>General Operational Restrictions</u>

13. Hours of Operation

The approved cellar door, function centre and restaurant uses shall be restricted to the following hours of operation:

- Sunday to Thursday - 9.00am to 10.00pm
- Friday and Saturday - 9.00am to 12.00 midnight

14. Operation of Bars

The bars shown on the approval plan, namely on the first and second level shall only be operated in association with the additional restaurant (Upper Floor) herein approved.

Specifically, the bars shall only be operated when the additional restaurant (Upper Floor) is open and shall only serve drinks to persons who are patrons in that restaurant.

15. Underground Cellar

The underground barrel hall, or cellar, shall not be used for wine tasting purposes.

16. Capacity of Site For The Cellar Door, Function Centre & Restaurant Uses

(a) Except on occasions when an outdoor concert occurs pursuant to development approval 10/65/473 (as varied by 14/178/473, 14/724/473, 16/392/473 and 16/930/473), no more than 400 patrons are permitted within the areas comprised in the Ground Floor, Upper Floor, Cellar and Roof Bar and outdoor dining areas as shown on drawings DA 21, DA 22 and DA 23 Revision A prepared by Grieve Gillett Andersen dated 22 June 2018 at any time.

(b) The number of functions/special events continue to be restricted, in accordance with prior approvals, to the following:

- One function per week of up to 150 persons; and
- Four functions per calendar year of up to 400 persons.

17. Capacity for existing Ground Floor Restaurant

The existing restaurant (Ground Floor) shall not provide seating for more than 65 patrons at any time (including no more than 50 seats indoors).

18. Capacity for Upper Floor Restaurant

The additional restaurant (Upper Floor) shall not provide seating for more than 120 patrons at any time (whether seated inside or outside).

19. Restriction On Display/Sale of Non-Beverage/Non-Food Items In Cellar Door

A maximum area of 25m² shall be used for the display and sale of any non-beverage or non-food item within the cellar door and on the site.

Car Parking & Vehicle Movements

20. Turning Area For Service Vehicles

All vehicles shall enter and exit the site in a forward direction.

21. Gravel Car Parking Designed In Accordance With Australian Standard AS 2890.1:2004.

Upon occupation on the approved development, all car parking spaces, driveways and manoeuvring areas shall be designed, constructed, and suitably delineated in accordance with Australian Standard AS 2890.1:2004. Delineation and directional signage shall be clearly visible and maintained in good condition at all times. Driveways, vehicle manoeuvring and parking areas shall be constructed of compacted gravel prior to commencement of the use and maintained in good condition at all times to the reasonable satisfaction of the Council.

22. Unloading And Storage Of Materials And Goods

All materials and goods shall at all times be loaded and unloaded within the confines of the subject land. Materials and goods shall not be stored on the land in areas delineated for use as car parking.

23. Tractor Movements

Tractor movements shall not occur within the vineyard areas that are in close proximity to the approved car park areas (eastern portion of the site) within the hours of operation of the development herein approved.

24. Service Deliveries

Service deliveries associated with the restaurant, and associated bars, cellar door and functions room shall not occur outside the hours of 8:30am to 5:00pm Monday to Friday.

Stormwater Management

25. Stormwater Roof Runoff To Be Dealt With On-Site

Within three (3) months of completion of the roof installation, all roof water must be directed to the on-site dam or the sedimentation basin.

Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal areas (winery wastewater dam). Stormwater must be managed on site with no stormwater to trespass onto adjoining properties.

26. Stormwater Water Quality

The vegetated swales and sedimentation basin shall be suitably planted in accordance with the documents prepared by Water Technology Pty Ltd, as listed in Condition (2) further above, by no later than upon occupation of the approved development.

Solid Waste Management

27. Removal Of Solid Waste

All solid waste including food, leaves, papers, cartons, boxes and scrap material of any kind shall be stored in a closed container or bin that has a close fitting lid. The containers/bins shall be stored in a screened area so that they are not visible from public roads.

28. Regular Removal Of Solid Waste From The Site

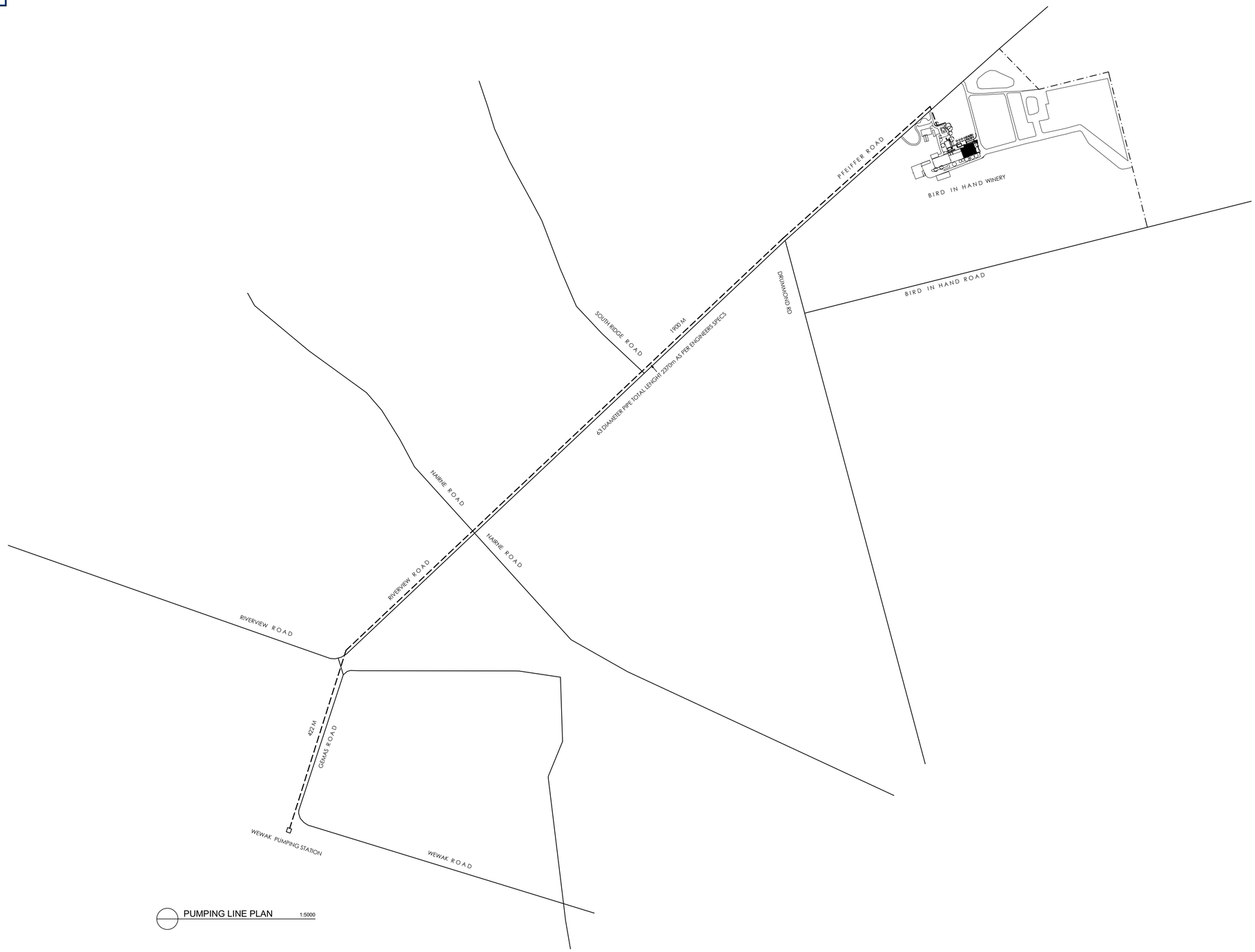
All solid waste shall be removed from the subject land at least once weekly. Collection of waste shall be carried out only between hours of 9:00am and 7:00pm on a Sunday or public holiday and 7:00am to 7:00pm any other day.

…….

DEPUTY REGISTRAR

ADELAIDE HILLS COUNCIL
RECEIVED 20/06/19

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/828/18
DATE: 11/09/19



PUMPING LINE PLAN 1:5000

NOTE: THIS DRAWING IS FOR PLANNING APPROVAL ONLY, ALL DIMENSIONS AND SPECIFICATIONS TO BE CONFIRMED WITH ENGINEERS PRIOR TO CONSTRUCTION

PLOT FILE LOCATION: G:\2016\16016_Bird In Hand Winery\05.0 Documentation\5.02 Drawings\5.2.1 Sketch Design\16016_DA01.dwg
PLOT FILE DATE: 22.05.2019
PLOT FILE TIME: 1:06 PM

A1 SHEET

GRIEVE GILLETT ANDERSEN
243 Pirie Street Adelaide
South Australia 5000
+61 8 8232 3626
admin@ggand.com.au
ggand.com.au

Scale Bar Units in Millimetres
10 20 30 40 50 100 150 A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing PUMPING LINE PLAN

job no. 16016
dwg. no. DA00.1
scale 1:5000 @ A1
date 22/05/19
revision

19 March 2020

Chiara Marling
Communications Executive
Bird In Hand
Bird In Hand Road & Pfeiffer Road
WOODSIDE SA 5244
Via email Chiara Marling <chiara@birdinhand.com.au>

Dear Chiara

Our ref: P17386 Bird in Hand_SW Management_V4_1 RGF 200319.docx

Re: Bird in Hand Winery – Revision of Stormwater Management for the Proposed Development

1 INTRODUCTION

Water Technology Pty Ltd (formerly Australian Water Environments (AWE)) has been requested to review the proposal for additional car-parking at Bird In Hand. AWE provided a preliminary stormwater management plan in December 2017, a revised concept stormwater management plan in February 2018, and a second revision of the stormwater management plan in June 2018. Since June 2018, the proposed carpark extent has been modified, which requires a revision of the June 2018 stormwater management plan.

The key items relating to stormwater management, including the revised carpark extent as of March 2020, and our responses are provided in this letter. We have also provided advice to improve stormwater management on site.

In addition, the following are **attached** to this letter:

1. D01: revised stormwater management plan concept layout for the eastern drainage system showing the key elements of the proposed drainage system accounting for the revised carpark extent
2. D02: revised stormwater management plan concept layout for the western drainage system showing the key elements of the proposed drainage system accounting for the revised carpark extent
3. D03: detailed plan for swale and bioretention basins accounting for the revised carpark extent
4. D04: revised sediment management plan.

The revised stormwater management plan presented herein is based on;

- revised carpark layout provided by CIRQA on 13 March 2020
- a site visit conducted by Water Technology Pty Ltd (Dr Michael Di Matteo, Senior Environmental Engineer) on 25th January 2018 and 17th March 2020
- a conversation with Mark from SOS Irrigation who had carried out previous drainage works on the site in 2018
- review of survey and aerial images for the site.

As no detailed survey exists for the area west of the new office building and for the area downstream of the dam, the contractor undertaking the construction works will be required to verify the levels and feasibility of the

proposed strategy. The final detailed setout of works will require supervision by an experienced stormwater engineer so that detailed survey information that will become available immediately prior to construction can be reviewed to refine the design as necessary.

2 SITE DESCRIPTION

The subject site is located within Bird in Hand Winery premises accessible off Pfeiffer Road, Woodside South Australia. An aerial image of the site locality is shown in Figure 2-1. The new office building that is shown as under construction has now been completed.

Figure 2-1 Site locality

Figure 2-2 is a contour map of the site locality that shows the site topography. Runoff falls generally from south to north. There is a ridge line through the east side of the main building.

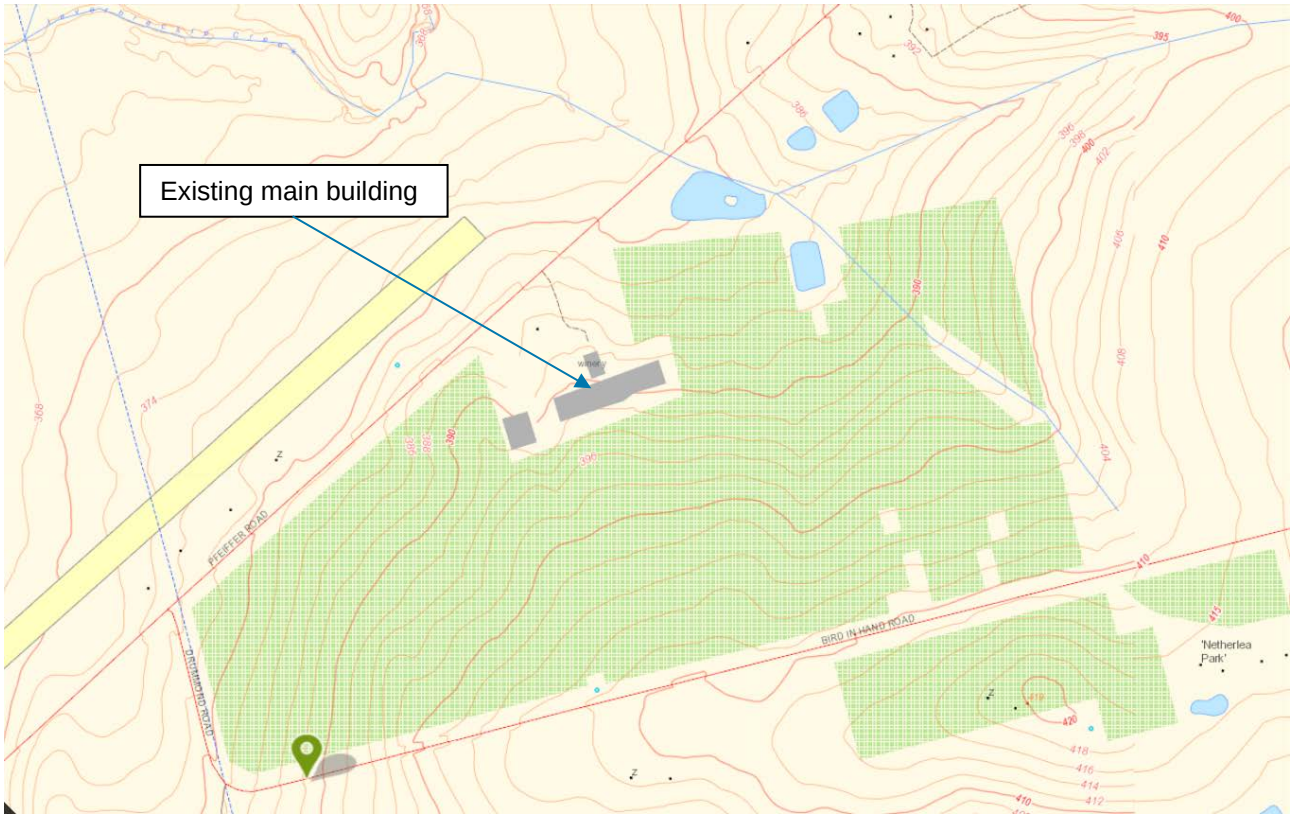


Figure 2-2 Site topography showing 2 m contours (Source http://location.sa.gov.au/viewer/)

3 EXISTING SITE DRAINAGE

Existing drainage schemes on the site are detailed in the attached stormwater management plan drawings. The existing drainage schemes to the east and west of the main building (shown in Figure 2-2) are described as follows.

3.1 East of main building

An existing drainage scheme collects runoff from vineyards to the south of the upper carpark via earthen drains and pits, and discharges into the dam via buried PVC pipes, with an outlet at the dam wall (west). Runoff from the upper carpark appears to sheet into the vineyard to the north. Runoff from the lower driveway (site of proposed lower carpark) collects at the toe of the dam.

The area near the toe of dam can be boggy during winter and difficult to maintain through mowing (person. comm., Mark SOS Irrigation). In addition, runoff sheets across the lower driveway, which is undesirable as this may damage the surface and cause a hazard for patrons who park in the area.

From visual inspection inflows to the dam is mainly from the adjacent small creek (tributary to Inverbrackie Creek). The dam has been observed to normally fill in winter. The dam is not currently used for irrigation so water in the dam either infiltrates or evaporates naturally.

The proposed carpark sites are unpaved but are currently trafficked by tractors and considered to be well compacted. As the proposed carparks are be unpaved but consist of compacted gravel, minimal change in stormwater runoff is expected.

3.2 South-west of main building

Construction of the new office building, angled carparks south of the building, and the new bottling shed have been completed. Two drainage networks have been constructed to service areas 1) south east and east of the new office building, and 2) south west, west and north of the new office building.

The drainage network east of the new building comprises a series of swales, pits, and 100 mm PVC pipe. The system diverts surface runoff from several car spaces, part of the vineyard south of the building, and the driveway on the east of the new office building to a grated inlet pit at the base of the embankment north of the driveway and adjacent the firefighting water storage tanks. Bird In Hand staff suggested on the March 2020 site visit that excessive pooling occurs in this area and poses a risk to processing equipment.

The drainage network west of the new office building comprises a series of inlet pits that drain into a 225 mm PVC pipe that daylights north of the new bottling shed. Stormwater flows then run overland via an informal grass swale and pond in an area adjacent the driveway entrance to the private residence on the Bird In Hand property. In high flow events, overflows onto the driveway would travel overland onto the road verge. The catchment to this network comprises staff carparks and vineyards directly south of the western half of the new office building, the new office building roof, and paved and unpaved surfaces around the existing buildings new office building, and new bottling shed.

4 OUTLINE OF PROPOSED STORMWATER MANAGEMENT PLAN

The SMP specifies separate stormwater works for runoff on the east and for runoff on the west of the site, and a soil and erosion development management plan (SEDMP) for construction. The works for the eastern drainage system and western drainage system and SEDMP are detailed as follows.

Based on the Grieve Gillet Anderson Architects concept, the proposed new restaurant is almost entirely within the footprint of the existing functions building. The geometry of the proposed new roof suggests there would be no increase in the roof catchment area and expected to be connected to the existing building stormwater system. In addition, the carpark areas are to be located within the footprint of heavily trafficked and compacted areas.

It was determined that the proposed development is not likely to significantly increase the imperviousness of the site, and that there is a functional existing drainage system servicing the carpark areas and buildings that are to be redeveloped. In addition, the catchment areas flowing into the drainage system would not change.

The functional changes to the drainage systems is mainly focussed on incorporating water quality improvement of stormwater runoff. This was achieved by proposing works to divert runoff from the sites subject to development, by using the existing drainage networks where possible and adding new drainage infrastructure, into a stormwater treatment train. The treatment train is designed to perform a water quality improvement function for runoff from rainfall events of frequency less than a 1 in 1 year event, as is standard engineering practice.

In addition, during the March 2020 site visit, opportunities to improve the functional performance of the existing drainage system (i.e. opportunities to reduce extent and frequency of ponding on the site following rainfall events) were identified. These options were included in this SMP.

5 PROPOSED STORMWATER MANAGEMENT PLAN FOR THE EASTERN STORMWATER DRAINAGE SYSTEM

Please refer to D01 for the suggested stormwater management plan layout east of the site, detailed as follows. This includes works for management of runoff from the new carpark extent, and to improve performance of the existing drainage system.

5.1 Upper (southern) carpark

The grade (fall) of the upper carpark site allows the existing drainage scheme (grated inlet pits and earthen drain discharging via buried pipe to the dam), to be used for the proposed drainage of the upper carpark extension. For drainage of the upper carpark extension, a new swale discharging to a new grated inlet pit at the northern side of the new carpark (where fall is west to east) is suggested, with a PVC pipe to connect into the existing pit.

In addition, it is proposed to realign the existing PVC pipe currently draining near the firefighting water storage tanks, by installing a grated inlet pit near where the existing pipe crosses the driveway and to run a 150 mm PVC pipe east along the driveway and to be broken into the existing pit. Redirecting this pipe should reduce the pooling observed near the processing equipment.

A spoon drain with 100 mm depth 500 mm width would divert runoff from the parallel staff carparks along the driveway east along the driveway to the existing pit.

5.2 Lower (northern) carpark

The runoff collection point proposed for the lower carpark is below the dam normal water level. Therefore, a gravity-based solution here is unable to convey runoff into the dam. The proposed management approach here is a formal collection point (swale with inlet pit).

5.3 Disconnection and removal of section of existing pipe discharging into existing dam

The existing section of pipe discharging into the dam is to be disconnected. Instead, the pipe will be daylighted near the toe of the dam as close to the existing driveway as possible. This pipe (existing) will be broken into for the new pit at the lower carpark, connecting the upper and lower carparks to the proposed discharge point.

In future, although not proposed here, as water quality is likely to improve in the dam harvesting from the dam for irrigation could reduce groundwater usage.

5.4 Sediment basin and vegetated swale

The stormwater pipe will discharge into a rock-lined sediment basin that overflows into a grassed and rock-lined (lawn) swale. The sediment basin shall be lined with D_{50} 150mm placed rock, with dimensions 1m x 1m, and 200mm ponding depth below the invert of the discharge pipe. The swale will have minimum 1 in 6 side batters, and 200mm minimum depth. Swale depth will be dictated by the invert level of the existing pipes. The swale will form a shallow inlet channel into a proposed bioretention basin. The swale should provide pre-treatment of runoff, and capture hydrocarbons present in the carpark runoff. In addition, the swale should provide a drainage path for water that currently ponds at the toe of the dam in winter, and improve drainage in this area. The swale can be maintained by mowing.

5.5 Bioretention basin

The bioretention basin will further treat stormwater runoff through a filter media. A slotted pipe at the base of the basin collects cleansed runoff. In addition, a PVC pipe collects overflows from the basin. Cleansed runoff and overflows from the bioretention basin will discharge via PVC pipe to the adjacent creek.

Refer to Drawing D03 for the general layout of the swale and bioretention basin. Typical details for construction of the bioretention basin are provided in the following section. Additional survey of the area will be required if specific levels for construction are required.

The bioretention basin should have approximately 30 m^2 filter surface area. This is approximately 0.5% of the contributing impervious catchment. The extended detention depth (from filter surface level to lip of the overflow pit/riser pipe) should be 0.2m.

The bioretention should be constructed and maintained as per the details in the section 'Bioretention basin construction and maintenance details' below.

6 PROPOSED STORMWATER MANAGEMENT PLAN FOR THE WESTERN STORMWATER DRAINAGE SYSTEM

Please refer to D02 for the suggested stormwater management plan layout west of the site, detailed as follows. This includes works for management of runoff from the new carpark extent, and to improve performance of the existing drainage system.

6.1 Detention tank for new office building

A 10 kL rainwater tank, with 10 kL detention capacity above a 30 mm orifice, connected to receive all runoff from the new office shed roof is proposed. The detention tank would reduce the frequency and extent of ponding near the new bottling shed by attenuating peak runoff flow rate of 14 L/s in a 5% AEP event down to 2 L/s (based on a DRAINS model using ARR 2019 procedures). The detention tank orifice flows and overflows would be directed via 150 mm PVC pipe to the west side of the new office building and discharge into the existing field inlet pit nearby.

6.2 Bioretention basin

The bioretention basin will treat stormwater runoff leaving the existing outlet north of the new bottling shed through a filter media. A slotted pipe at the base of the basin collects cleansed runoff. In addition, a PVC pipe collects overflows from the basin. Cleansed runoff and overflows from the bioretention basin will discharge via PVC pipe to the adjacent grassed swale.

Refer to Drawing D02 for the general layout of the swale and bioretention basin. Typical details for construction of the bioretention basin are provided in the following section. Additional survey of the area will be required if specific levels for construction are required.

The bioretention basin should have approximately 10 m^2 filter surface area. This is approximately 0.5% of the contributing impervious catchment. The extended detention depth (from filter surface level to lip of the overflow pit/riser pipe) should be 0.2m.

The bioretention should be constructed and maintained as per the details in the section 'Bioretention basin construction and maintenance details' below.

6.3 Informal infiltration area

The area near the residential driveway entrance where runoff currently pools prior to overflowing onto the road behaves as an informal infiltration area. The informal infiltration area utilises space south of the existing driveway and will not require modifications. Overflows from the informal infiltration area flow onto the verge along Pfeiffer Road as currently occurs. Shaping and rock pitching along the overflow path to reduce risk of erosion may be provided if deemed necessary.

7 BIORETENTION BASIN CONSTRUCTION AND MAINTENANCE DETAILS

The bioretention basins specified herein should be constructed and maintained as described below.

7.1 Construction

The bioretention basin should be constructed in accordance with the CRC for Water Sensitive Cities 'Adoption guidelines for stormwater biofiltration systems' (CRC for Water Sensitive cities website (2016); https://watersensitivecities.org.au/content/stormwater-biofilter-design/). A typical geomembrane lined bioretention filter is shown in Figure 6-1.

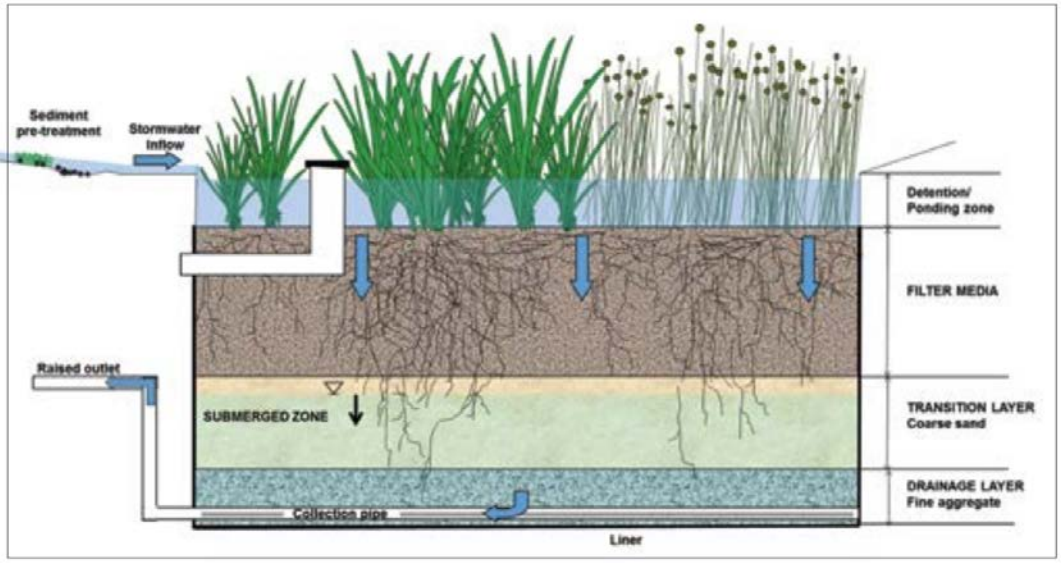


Figure 6-1 Typical biofilter configuration with submerged zone (Source: CRC for water sensitive cities; 2016)

The filter media should have the following specifications:

- Depth 0.4m
- Hydraulic conductivity at PC inspection of 300-400mm/hr
- Orthophosphate content 30mg/kg
- EC < 1.2dS/m
- Total Nitrogen < 1000mg/kg

The Transition Layer should be fine sand with depth 0.1m. The Drainage Layer should be 0.2m coarse sand/fine gravel.

The collection pipe system should consist of 2 x 80mm slotted PVC pipe (or equivalent) at 0.5% grade, centrally located within basin trench, with 1m spacing (maximum). An inspection point should be provided for each slotted pipe. A 200mm PVC pipe, with inlet at the top of detention storage level, should be installed to bypass overflows.

The bioretention basin should be lined to the top of the filter media with geofabric (BIDM A34 approved or equivalent). This is a permeable membrane and should allow infiltration from the areas surrounding the basin as well as exfiltration to the surrounding soils during drier periods.

Plantings are suggested in accordance with the document 'A guide to raingarden plant selection and placement' (Water Sensitive SA website (2016); http://www.watersensitivesa.com/raingarden-plant-selection-and-placement-fact-sheet/). Table 6-1 shows the suggested plantings within the bioretention basin. Species with an asterisk (*) provide improved nitrogen removal and should make up at least 50% of the plantings within each zone. Plantings should average 10 plantings per square metre within the basin.

Table 6-1 Suggested plantings for bioretention basin

Zone	Species
Inlet zone (0m to 1m from inlet)	*Carex bichenoviana** *Chorizandra endonis*
Treatment zone wet (1m to 4m from inlet)	*Cyperus gymncaulus** *Juncus paucifloris*
Treatment zone dry (4m to 8m from inlet)	*Carex terticaulis** *Calocephalus citreus*
Buffer zone (around edge of filter media)	*Local natives to suit site*

7.2 Maintenance

Table 6-2 shows a suggested maintenance scheme during the establishment and ongoing operation of the bioretention basin, detailed as follows.

Table 6-2 Example Monitoring Program and Observations Requiring Actions

Timeline (months after construction	Monitoring Actions	Frequency	Observation that require rectification
0-12 months	*Litter and sediment accumulation level*	*Monthly*	Visible litter or sediment accumulation at or above filter surface level
	Vegetation health and weed coverage	*Monthly*	Vegetation water stressed or weed growth observed
	Filter media ponding	*After >10mm Rainfall Event*	Ponding observed more than 12 hours after inflows ceased
12 months +	*Litter and sediment accumulation level*	*Quarterly*	Visible litter or sediment accumulation at or above filter surface level
	Vegetation health and weed coverage	*Quarterly*	Vegetation water stressed or weed growth observed
	Filter media ponding	*After >10mm Rainfall Event*	Ponding observed more than 6 hours after inflows ceased

Vegetation coverage is a critically important aspect of biofiltration function. A list of suitable species from a water quality improvement perspective was identified for the planting of the system. As with all vegetated systems, the critical time is the establishment period which is typically over the first 12-24 months. Visual inspection is required during this initial period to ensure planted vegetation is not being smothered by weed species. Also, if vegetation is planted during the spring period and there is an absence of spring rainfall, supplementary watering may be required on a fortnightly basis over the summer period to avoid die-back.

Over the first 12 months it is particularly critical to inspect the biofiltration basins on a monthly basis with the observations to focus on plant health and weed invasion (particularly Kikuyu). This frequency should be increased to fortnightly between November - March if vegetation has been planted in late spring or summer.

Once vegetation establishment is well progressed, the existing vegetation should suppress weed invasion and visual inspection frequency can be reduced to quarterly and done at the same time as inspection of the sediment trap. An additional inspection would also be recommended in late spring/early summer in the first 12-24 month period to remove weeds prior to setting seed.

During the first 12 months, there should be inspections carried out after rainfall events exceeding 10mm to confirm the biofiltration basins are draining freely. These inspections do not need to occur more often than once in every 3 months. In the first 12 months after construction ponded water should not be visible beyond 12 hours after inflows have ceased. After 12 months, inspections should be carried out on an ad hoc basis (but no more than a 6 month gap between observations unless no rainfall events of this magnitude have occurred) and ponded water should not be visible more than 6 hours after inflows have ceased.

Failure of the system to properly drain after stormwater inflows can be related back to either an issue with the filter media permeability or a blockage of the subsurface drainage pipe. The second possibility is most easily reviewed and addressed through the use of the inspection openings at the surface.

8 EARTHWORKS AND SEDIMENT MANAGEMENT

Generally, earthworks associated with the development should be minimised through ensuring the design works with the natural terrain. Any exposed areas should be managed through appropriate erosion control strategies and further sediment traps to prevent mobilisation of sediment to the receiving watercourse. Existing drainage paths through the proposed works area would be appropriately managed through the construction phase to minimise the risk of 'clean' water (derived from the catchment upstream of disturbance) passing through the disturbed site. The existing pits east and south east of the new cellar discharge to the proposed sediment trap near the bottom carpark.

The following specific strategies are proposed to manage sediment runoff from the site.

8.1 Prior to construction

1) discharge point at the dam west wall (connected to the upper carpark) will need to be disconnected and removed prior to construction.
2) the discharge pipe should be daylighted near the toe of the dam, and an area immediately downstream of the pipe sacrificed (during construction) for use as a sediment trap.
3) divert earthen drain running along southern side of dam into the sediment trap
4) a silt fence should be located downstream of the sediment trap to provide a final polishing of any water leaving the site.
5) a shaker pad should be installed on the driveway at the exit site, if heavy plant have access to the site.

8.2 During construction

1) monitor sediment control devices as per Table 7-1
2) spoil from any grading of the carpark is expected to be minimal, however any stockpiling of spoil should be located in an area that runs off into the drainage system for the upper carpark, or runs off to the silt trap at the toe of the dam.
3) cap/block new pit at upper carpark, once pit is constructed

Table 7-1 Erosion and sediment control measures and maintenance requirements during construction

Control Device	Trigger for Maintenance	Response
Sediment trap	Observed pooling of silt and sediment runoff	Remove collected sediment and dispose of in a suitable manner which will not create erosion or a pollution hazard.
Shaker pad	Observed layer of silt and sediment runoff	Remove collected sediment and dispose of in a suitable manner which will not create erosion or a pollution hazard.

8.3 Following construction

1) desilt sediment trap
2) remove shaker pad
3) uncap pit at upper carpark
4) remove diversion and reinstate earthen swale along southern side of dam as per D01

Refer to D04 for the sediment management plan for further detail.

The effectiveness of erosion and sediment control measures should be monitored regularly during construction so that any refinements or anomalies in site behavior can be identified and addressed promptly.

I trust this is satisfactory for your requirements. Please contact myself or Ben Taylor at Water Technology on 08 8378 8000, should you require further information.

Yours sincerely

Michael Di Matteo
Senior Environmental Engineer

Michael.DiMatteo@watertech.com.au

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ABN: 83 607 495796

SEWERAGE PUMP SYSTEM DESIGN & DOCUMENTATION. REV1

PROJECT No.: 17373

DATE: 11 July 2017

CLIENT: Bird in Hand Winery

SITE: Bird in Hand Rd & Pfeiffer Rd, Woodside

PREPARED BY: G.Stracci

ENCLOSURES

Documentation and Calculations	Sheets 1 - 5

Environment Protection Authority
Pre-lodgement Agreement
pursuant to section 37AA of the
Development Act 1993

26 SEP 2018

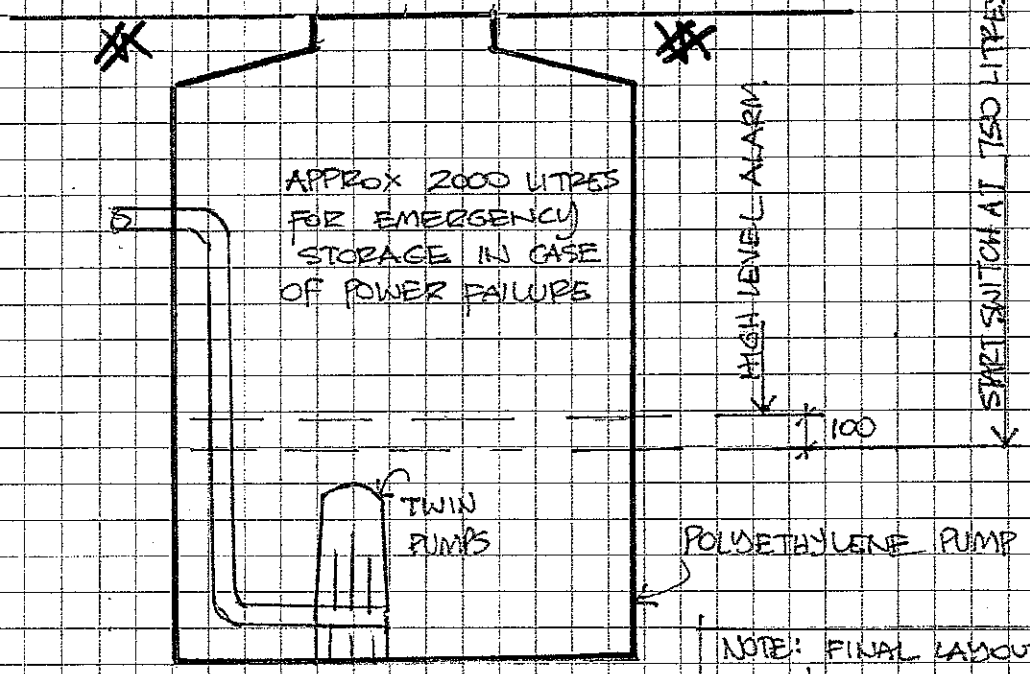
Adelaide Hills COUNCIL

GAMA CONSULTING
engineers and project management

S7, 128 Fullarton Road
Norwood SA
admin@gamaconsulting.com.au

JOB NO. 17373
DATE: JULY 18
DESIGN: GS
SHEET: 1.

PUMP SYSTEM RECOMMENDATION



NOTE: FINAL LAYOUT AND DETAILS TO MANUFACTURER'S SPECIFICATIONS

PUMP SYSTEM RECOMMENDATIONS

PUMP PIT - GLOBAL WATER DAP30 - 3000 LITRE CAPACITY

PUMPS - DUTY & BACK-UP SUMPS - GLOBAL WATER GPG32-170 3PHASE - GRINDER.

RISING MAIN - 63mm DIAMETER HDPE

PUMPING RECOMMENDATIONS

1. PUMP TO EMPTY PIT MINIMUM ONCE PER DAY.
2. BOTH PUMPS ACTIVATED SIMULTANEOUSLY ONCE A WEEK TO AID CLEANSING OF RISING MAIN.
3. PIT SIZE MAY BE REDUCED WHERE A BACK-UP POWER SUPPLY SYSTEM IS PROVIDED.

26 SEP 2018

Environment Protection Authority
Pre-lodgement Agreement
pursuant to section 37AA of the
Development Act 1993

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/828/18
DATE: 11/09/19

Adelaide Hills COUNCIL

GAMA CONSULTING
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JOB NO: 17373
DATE: JULY 18
DESIGN: GS
SHEET: 2

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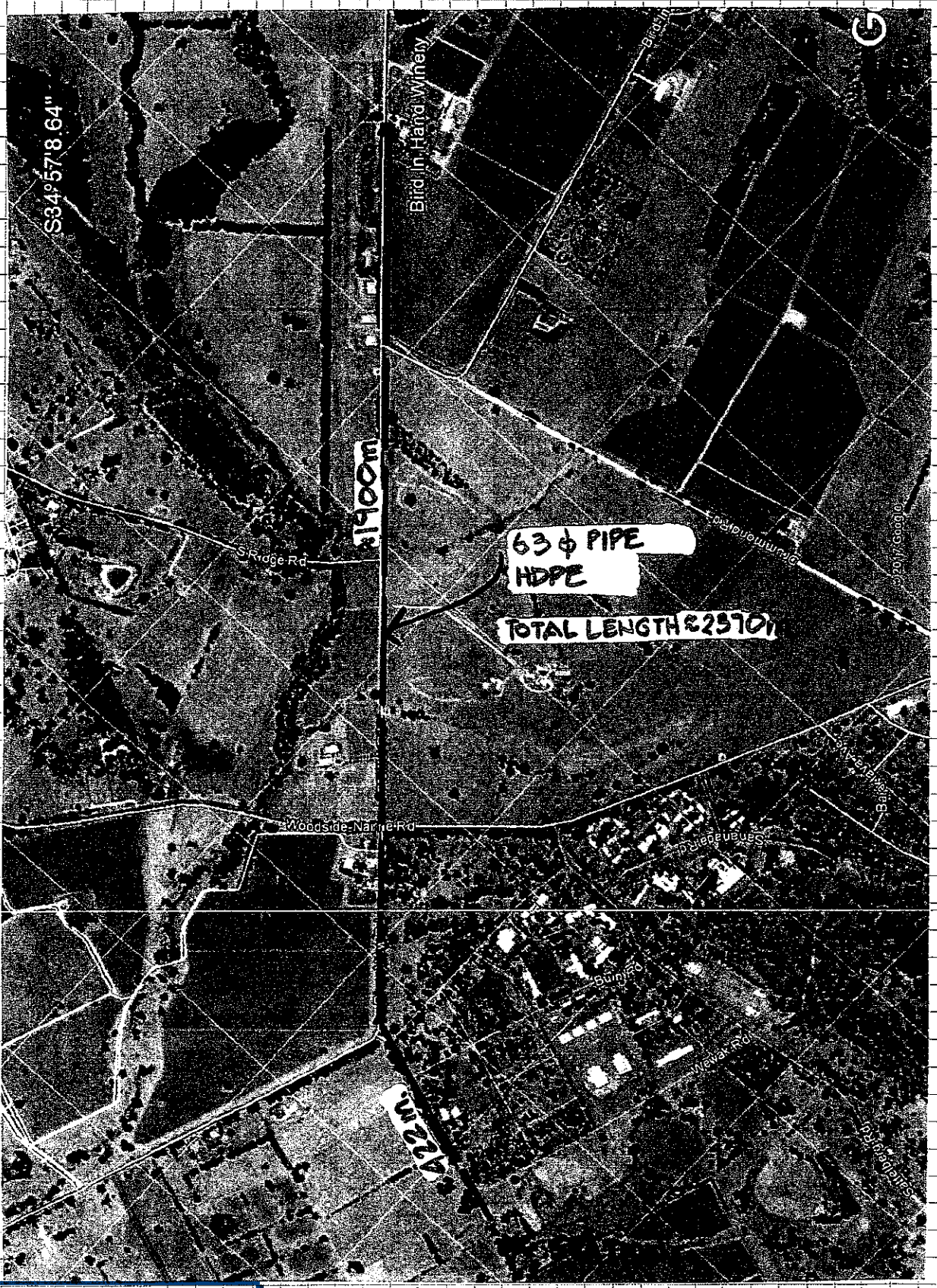
MAIN DRAIN LAYOUT

26 SEP 2018



NOTE: ALL DIMENSIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.

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JOB NO. 17373
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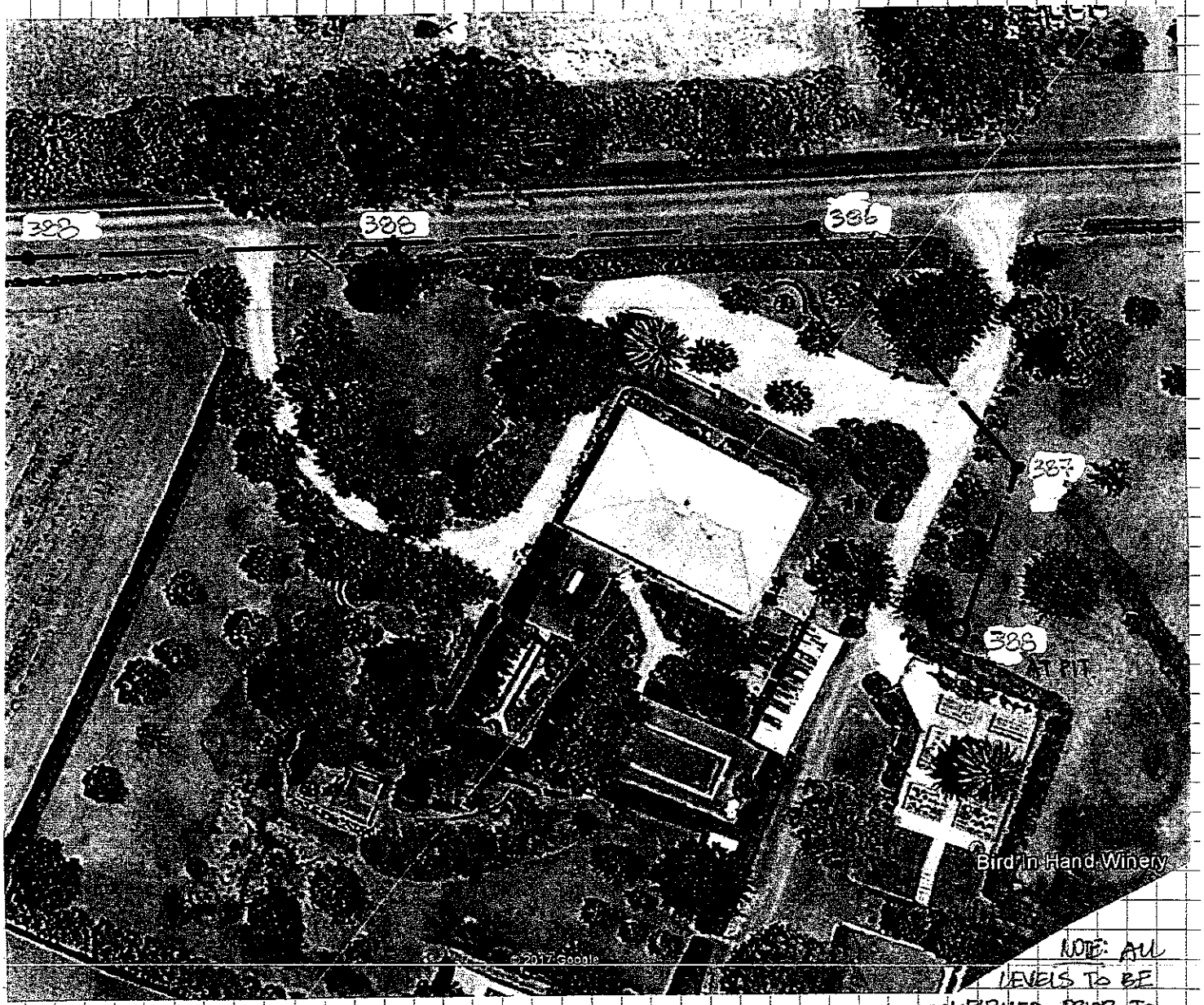
DESIGN: GS.
SHEET: 3.

STATIC HEAD ANAYSIS.



NOTE: ALL LEVELS TO BE CONFIRMED PRIOR TO CONST.

LEVEL AT PUMP PIT ≈ 388m (LEVEL AT STATION ≈ 363m)
DEPTH OF PIT = 2.3m.

HIGH LEVEL ON ROAD ≈ 388m

STATIC HEAD = 388 - (388 - 2.3 + 0.1) = 2.2 m.

FRICTION LOSS IN 2.4km ≈ 20m @ 2L/S

TOTAL HEAD ≈ 20m → PUMP FOR GP32-170 = 2.0 L/S. OK

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e admin@gamaconsulting.com.au

JOB NO. 17373
DATE: JULY 18
DESIGN: GS
SHEET: 4.

PUMP PIT CONFIG

MAX FLOW PEAK TIMES ⇒ P_2 = 800 LITRES/DAY

BASED ON 2 SITTINGS AT AVERAGE 4 HOURS PER SITTING

$= \frac{8000}{2 \times 4} = 1000$ L/HOUR.

PIT. ϕ = 1600mm

ALLOW MAX 10 STARTS PER DAY DURING PEAK

$8000/10 = 800$ LITRES

∴ SET ON FLOAT AT 800 LITRES ⇒

TIME TO EMPTY = 800/2/60 = 6.67 minutes . OK

SET HIGH LEVEL ALARM 100mm ABOVE START SWITCH

REMAINING STORAGE AFTER HIGH LEVEL ALARM

≈ 3000 − 800 − 200 = 2000

≈ $\frac{2000}{1000}$ = 2.0 hours during peak periods.

26 SEP 2018

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Pre-lodgement Agreement
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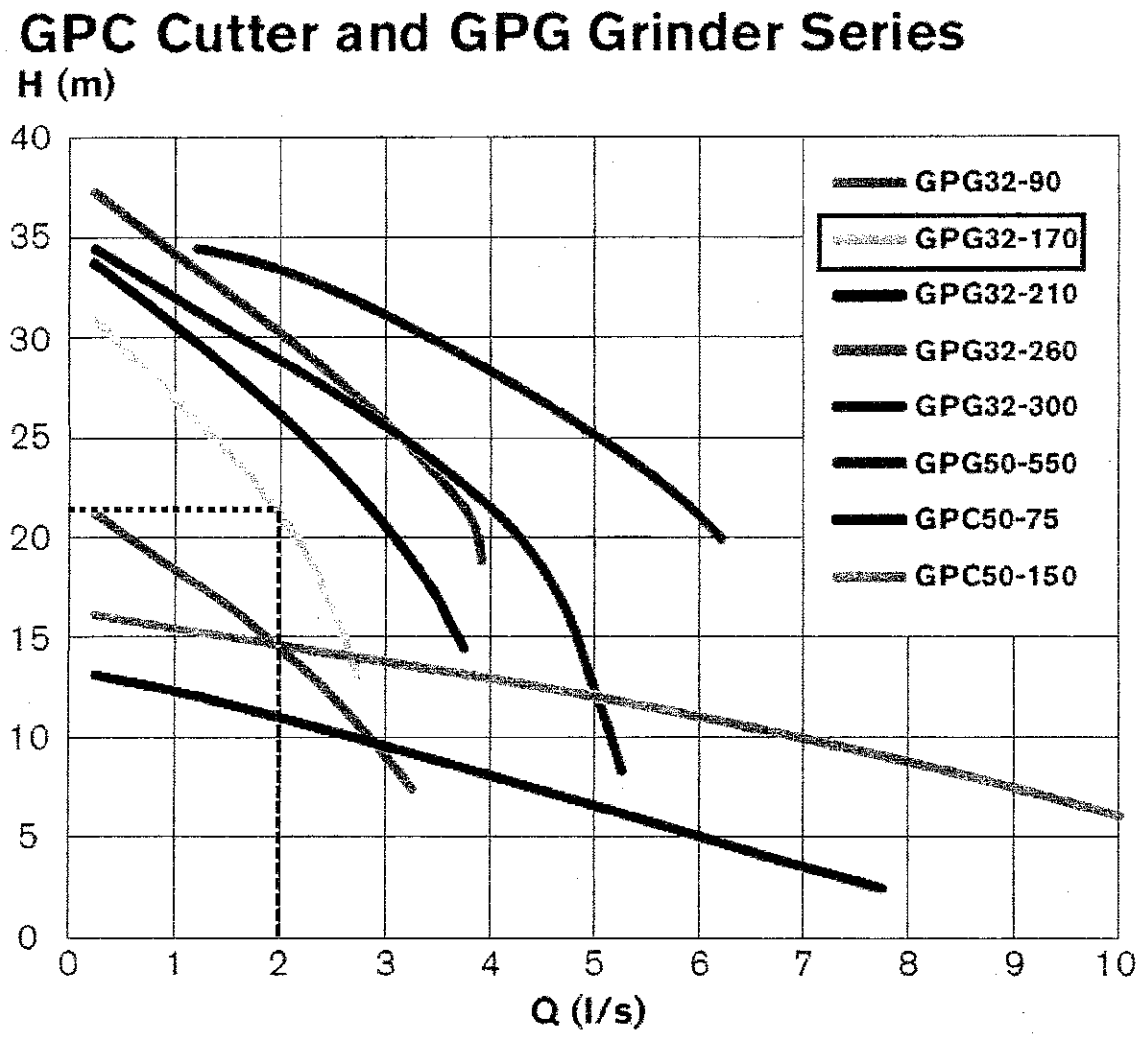
JOB NO. 17373
DATE: JULY 18
DESIGN: GS
SHEET: 5

Pump Curve

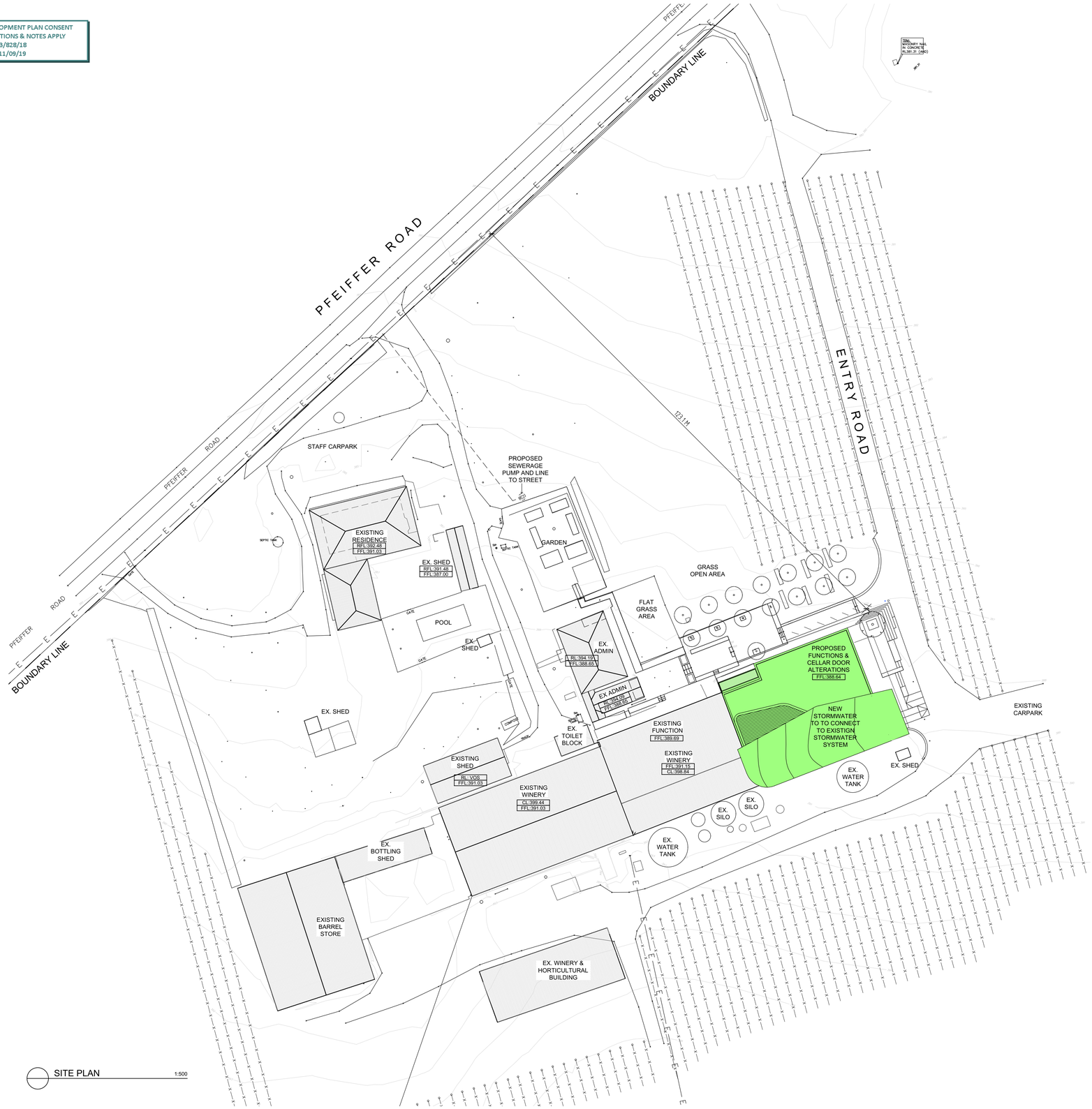


ADELAIDE HILLS COUNCIL
RECEIVED 20/06/19

AMENDED 20/06/19

Adelaide Hills COUNCIL

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/828/18
DATE: 11/09/19



SITE PLAN 1:500

A1 SHEET

GRIEVE GILLETT ANDERSEN

243 Pirie Street Adelaide
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ggand.com.au

Scale Bar Units in Millimetres
10 20 30 40 50 100 150 A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing SITE PLAN

job no. 16016
dwg. no. DA01
scale 1:500 @ A1
date 21/05/2019
revision C

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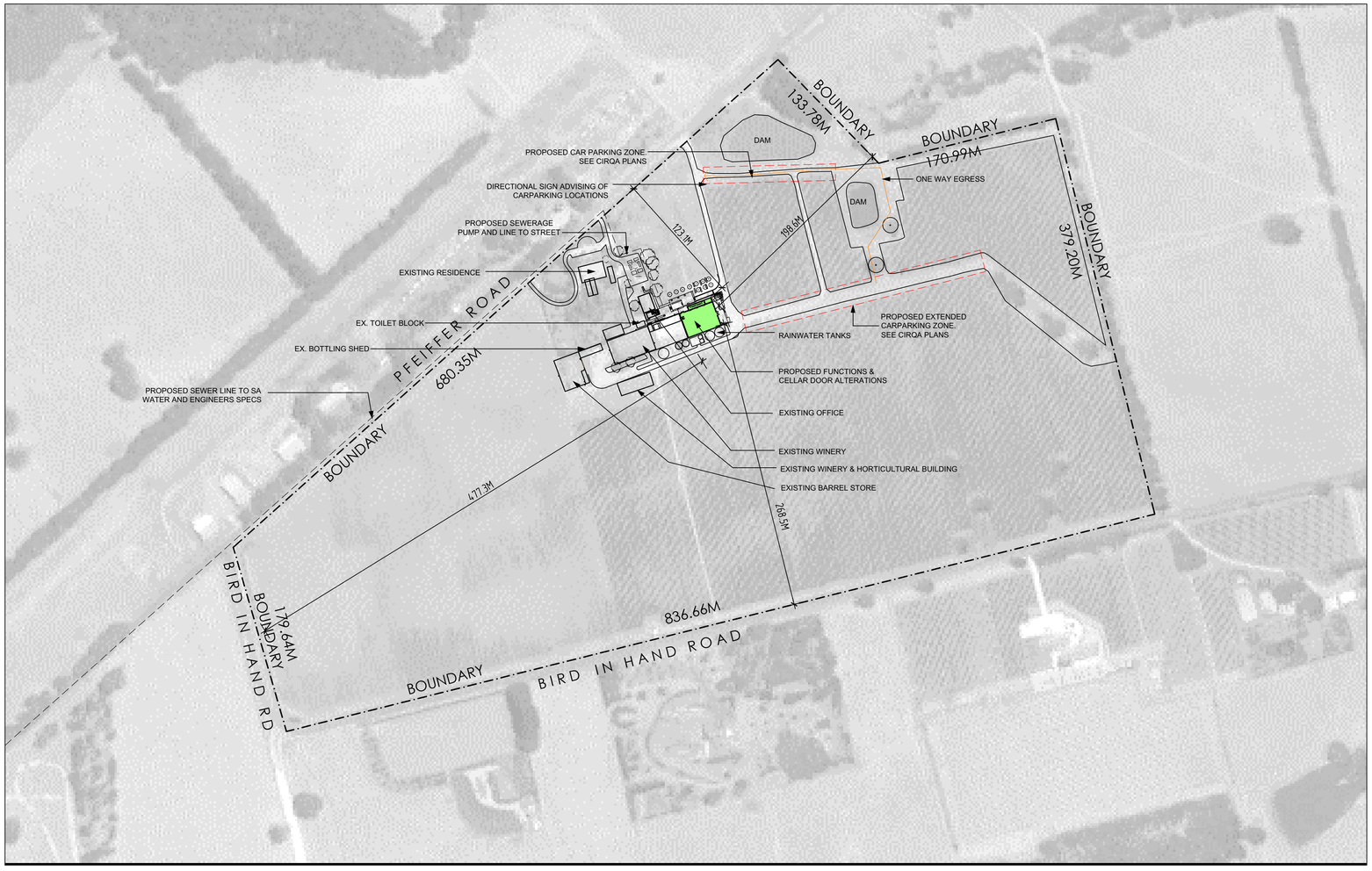
PLOT FILE DATE: 21/05/2019
PLOT FILE TIME: 2:28 PM

AMENDED 13/08/19

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/828/18
DATE: 11/09/19

ADELAIDE HILLS COUNCIL
RECEIVED 13/08/19



LOCATION PLAN 1:2500

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PLOT FILE DATE: : 13.08.2019
PLOT FILE TIME: : 11:38 AM

A1 SHEET

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Scale Bar Units in Millimetres
10 20 30 40 50 100 150 A1 Sheet

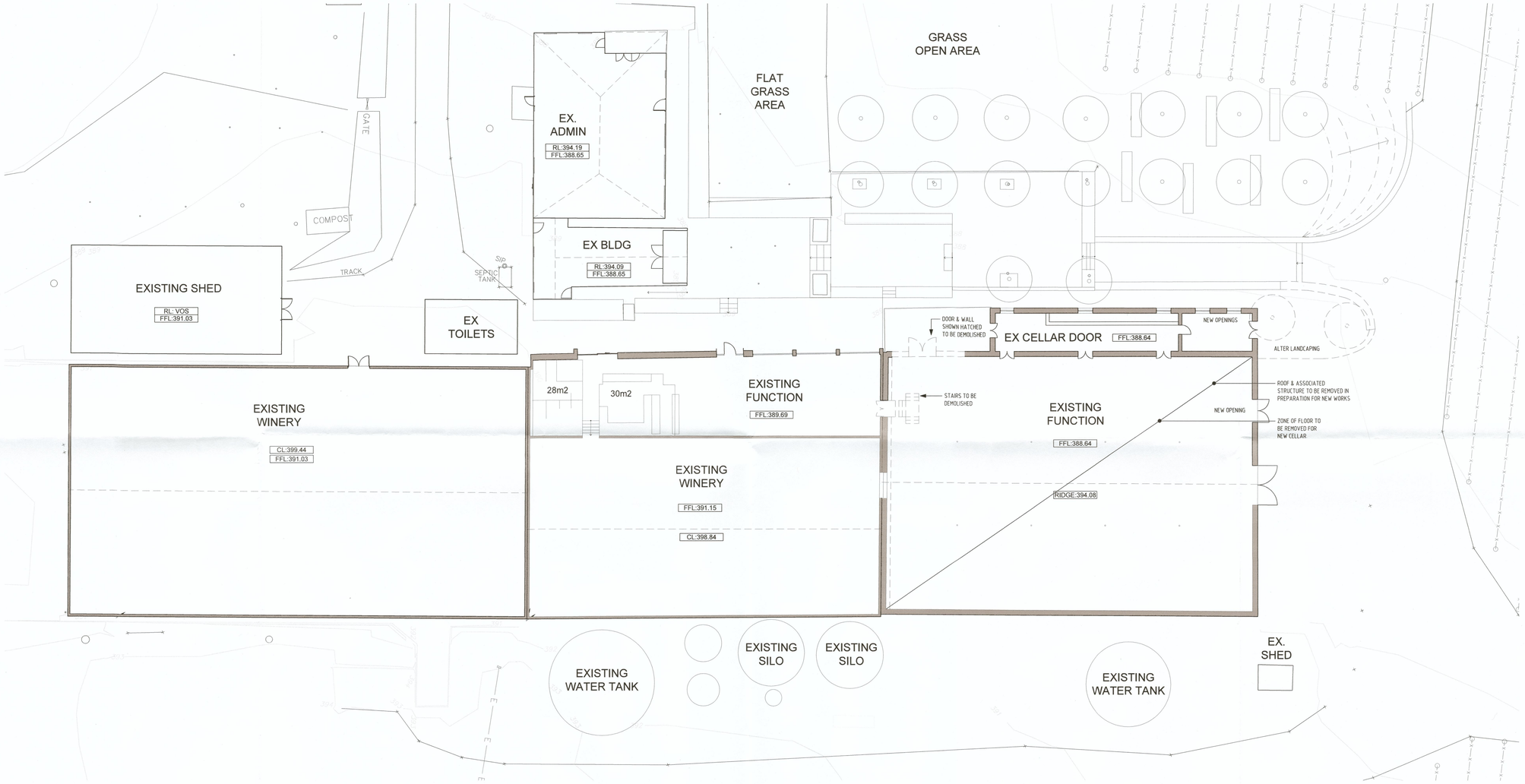
project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing LOCATION PLAN

job no. 16016
dwg. no. DA00
scale 1:2500 @ A1
date 13/08/19
revision D

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/828/18
DATE: 11/09/19

ADELAIDE HILLS COUNCIL
RECEIVED: 4/10/2018



EXISTING/DEMO PLAN 1:200

Environment Protection Authority
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Development Act 1993

26 SEP 2018

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PLOT FILE TIME: 4:40 PM

A1 SHEET

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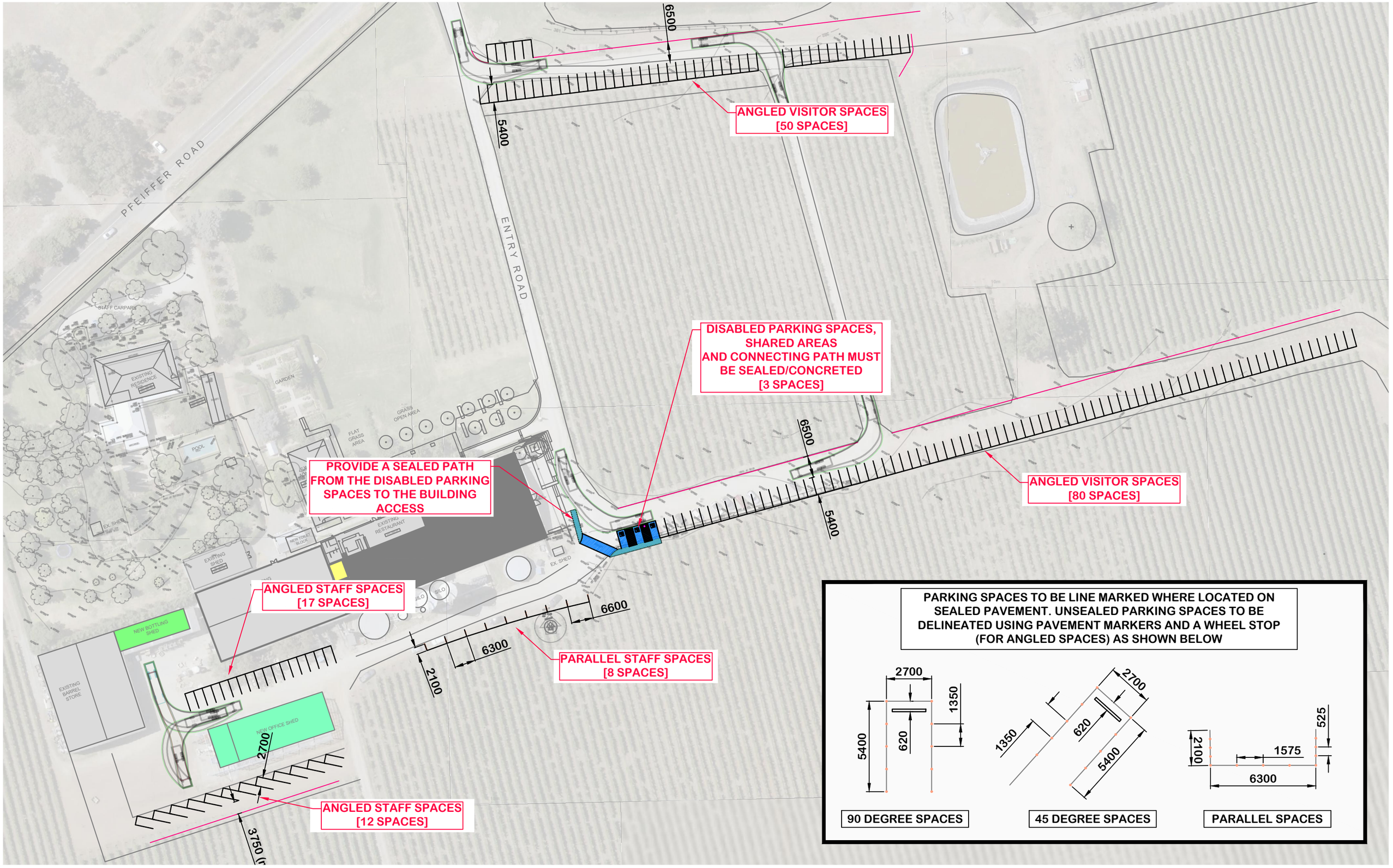
Scale Bar Units in Millimetres
10 20 30 40 50 100 150 A1 Sheet

project BIRD IN HAND ALTERATIONS
for ANDREW NUGENT
address CNR-BIRD IN HAND & PFEIFFER ROADS
WOODSIDE SA 5244

drawing DEMOLITION PLAN

job no. 16016
dwg. no. DA11
scale 1:200 @ A1
date 22/06/18
revision A



PARKING SPACES TO BE LINE MARKED WHERE LOCATED ON SEALED PAVEMENT. UNSEALED PARKING SPACES TO BE DELINEATED USING PAVEMENT MARKERS AND A WHEEL STOP (FOR ANGLED SPACES) AS SHOWN BELOW

CIRQA™
ABN: 12 681 029 983 | PO Box 144, Glenside SA 5065 | E: info@cirqa.com.au

DRAWING AMENDMENTS

VER	DATE	DESCRIPTION	DWN	CHK
A	13/03/2020		JJB	BNW
B	19/03/2020		JJB	BNW
C	20/03/2020		JJB	BNW

C20046_01C.DWG 20/3/2020 3:15 PM

N
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@ A3

BIRD IN HAND WINERY

BIRD IN HAND RD AND PFEIFFER RD, WOODSIDE
PARKING CONCEPT - 170 PARKING SPACES

PROJECT # 20046 SHEET # 01_SH01

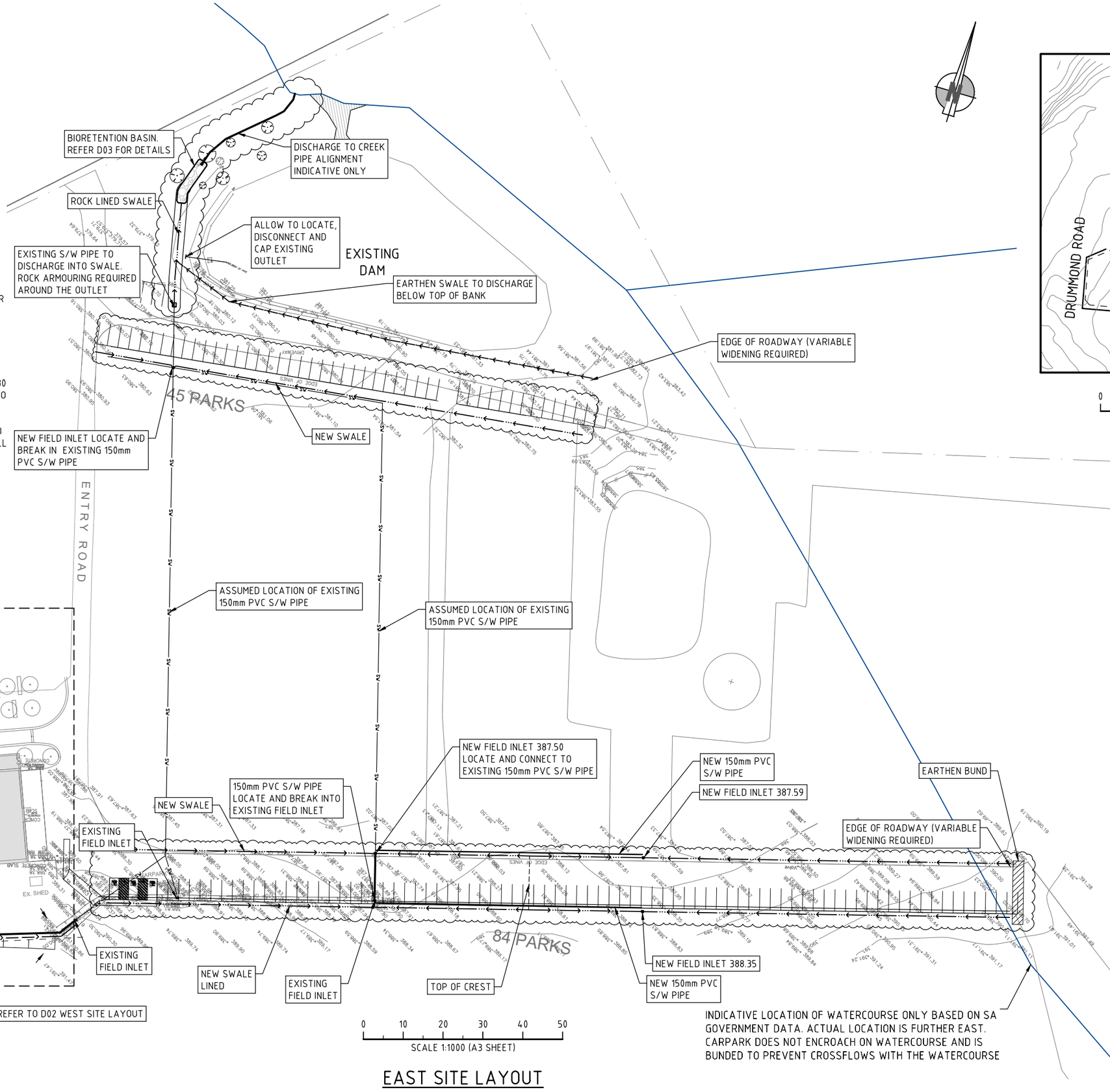
A3

LEGEND

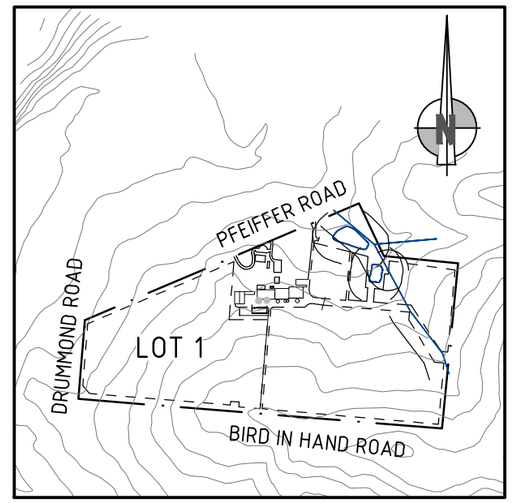
- NEW FIELD INLET
- NEW SWALE (EARTHEN)
- NEW SWALE (LINED)
- NEW 150mm PVC S/W PIPE
- EXISTING STORMWATER SWALE
- EXISTING SWALE

SITE NOTES

1. ALL SETOUT INFORMATION IS BASED ON SURVEY AND BOUNDARY INFORMATION PROVIDED BY THE CLIENT.
2. CADASTRAL BOUNDARIES MAY BE INACCURATE AND MAY DIFFER FROM ESTABLISHED PROPERTY FENCES. BOUNDARIES SHOWN ARE INDICATIVE. CHECK SITE BOUNDARY DIMENSIONS FROM THE TITLE PLANS
3. CONTRACTOR IS TO ENSURE MINIMUM SETBACK DISTANCE TO BOUNDARIES ARE MAINTAINED. CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
4. WATERCOURSES, FARM DAM AND 5M CONTOURS OBTAINED FROM THE DEPARTMENT OF ENVIRONMENT, WATER AND NATURAL RESOURCES (DEWNR).
5. DETENTION TANK SHALL HAVE 10 KILOLITRES DETENTION STORAGE ABOVE 30 MM ORIFICE. TANK SHALL BE CONNECTED TO RECEIVE RUNOFF FROM THE NEW OFFICE BUILDING ROOF. A 150 MM OVERFLOW AND ORIFICE FLOWS SHALL BE CONNECTED INTO THE EXISTING FIELD INLET PIT. TANK SHALL NOT BE USED FOR STORMWATER HARVESTING AND SHALL HAVE SIGN LABELLED 'DETENTION TANK ONLY'.



EAST SITE LAYOUT



SITE LOCATION PLAN

FOR TENDER

E	07.08.2019	ADDED EARTHEN BUND
D	23.05.2018	REVISED CARPARK LAYOUT
C	07.02.2018	EDITS AFTER CLIENT REVIEW
B	02.02.2018	ISSUED FOR CLIENT REVIEW
F	20.03.2020	REVISED CARPARK LAYOUT

AMENDMENTS

NOTE: All setout information provided is based on survey and boundary information provided by client. Check all dimensions before commencement of work. Check Site boundary dimensions from the Title plans.

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

DESIGNED BY:	DRAWN BY:	SCALE:
MDM	JD	1:1000
DRAWING DATE:	CHECKED:	FILE:
04.12.2017	MDM	P17386-DXX

STORMWATER MANAGEMENT PLAN (EAST)

ADDRESS:
150 PFEIFFER ROAD
WOODSIDE, SA

CLIENT: BIRD IN HAND

PROJECT No.	DRAWING No.	REV.
P17386	D01 OF 4	F

\\FS05\STORE\SYNERGY\PROJECTS\P17386 BIRD IN HAND WINERY BARREL STORE\SP_JOBS\P17386 DXX V3-0 200318.DWG - Friday, 20 March 2020 9:38:57 AM

A3

LEGEND

- NEW FIELD INLET
- NEW SWALE (EARTHEN)
- NEW SWALE (LINED)
- NEW 150mm PVC S/W PIPE
- EXISTING STORMWATER PIPE
- EXISTING SWALE
- FLOWPATH (INDICATIVE)

SITE NOTES

1. ALL SETOUT INFORMATION IS BASED ON SURVEY AND BOUNDARY INFORMATION PROVIDED BY THE CLIENT.
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PFEIFFER ROAD

ENTRY ROAD

LOT 1

DISCHARGE TO CREEK
PIPE ALIGNMENT INDICATIVE ONLY

BIORETENTION BASIN.
REFER D02 FOR DETAILS

ROCK LINED SWALE

EXISTING
DAM

ALLOW TO LOCATE, DISCONNECT
AND CAP EXISTING OUTLET

INDICATIVE LOCATION
OF WATERCOURSE

EXISTING S/W PIPE TO
DISCHARGE INTO SWALE.
ROCK ARMOURING REQUIRED
AROUND THE OUTLET.

EARTHEN SWALE TO DISCHARGE
BELOW TOP OF BANK

NEW FIELD INLET LOCATE AND
BREAK IN EXISTING 150mm
PVC S/W PIPE

NEW SWALE

ASSUMED LOCATION OF EXISTING
150mm PVC S/W PIPE

ASSUMED LOCATION OF EXISTING
150mm PVC S/W PIPE

NEW SWALE

NEW G.I.P. 387.50
LOCATE AND CONNECT TO
EXISTING 150mm PVC S/W PIPE

150mm PVC S/W PIPE
LOCATE AND BREAK INTO
EXISTING FIELD INLET

EXISTING
FIELD INLET

EXISTING FIELD INLET

OVERFLOW TO
STREET

EXISTING INFORMAL
INFILTRATION AREA

NEW 10m² BIORETENTION
BASIN

EXISTING GRASSED SWALE

INDICATIVE LOCATION OF
UNDERGROUND CONNECTION

INDICATIVE LOCATION OF
EXISTING 90mmΦPVC

EXISTING OUTLET

EXISTING FIELD INLET

EXISTING FIELD INLET

EXISTING FIELD INLET

EXISTING FIELD INLET

EXISTING FIELD INLET

EXISTING FIELD INLET

DISCONNECT EXISTING
100mmΦ PVC

NEW FIELD INLET

INDICATIVE ALIGNMENT
OF EXISTING 225mm PVC

EXISTING FIELD INLET

INDICATIVE ALIGNMENT OF
EXISTING 100mmΦ PVC

NEW SPOON DRAIN

NEW 150mmΦ PVC

EXISTING FIELD INLET

EXISTING SWALE

NEW 10KL RAIN WATER DETENTION TANK
150mm PVC OVERFLOW

EXISTING FIELD INLET

EXISTING
FIELD INLET

EXISTING
RESIDENCE

EXISTING
BARREL
STORE

EXISTING
WINERY

EXISTING
RESTAURANT

NEW KITCHEN

PROPOSED
ALTERATIONS

EX CELLAR DOOR

EX ADMIN

EX BLDG

EXISTING
SHED

NEW TOILET
BLOCK

BOTTLING SHED
(COMPLETED)

OFFICE SHED
(COMPLETED)

SILO

SILO

EX. SHED

GRASS
OPEN AREA

FLAT
GRASS
AREA

GARDEN

POOL

STAFF CARPARK

45 PARKS

84 PARKS

0 10 20 30 40 50
SCALE 1:1000 (A3 SHEET)

WEST SITE LAYOUT

FOR TENDER

E	07.08.2019	ADDED EARTHEN BUND
D	23.05.2018	REVISED CARPARK LAYOUT
C	07.02.2018	EDITS AFTER CLIENT REVIEW
B	02.02.2018	ISSUED FOR CLIENT REVIEW
F	20.03.2020	REVISED CARPARK LAYOUT

AMENDMENTS

NOTE: All setout information provided is based on survey and boundary information provided by client. Check all dimensions before commencement of work. Check Site boundary dimensions from the Title plans.

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

DESIGNED BY:	DRAWN BY:	SCALE:
MDM	JD	1:1000
DRAWING DATE:	CHECKED:	FILE:
04.12.2017	MDM	P17386-DXX

STORMWATER MANAGEMENT PLAN (WEST)

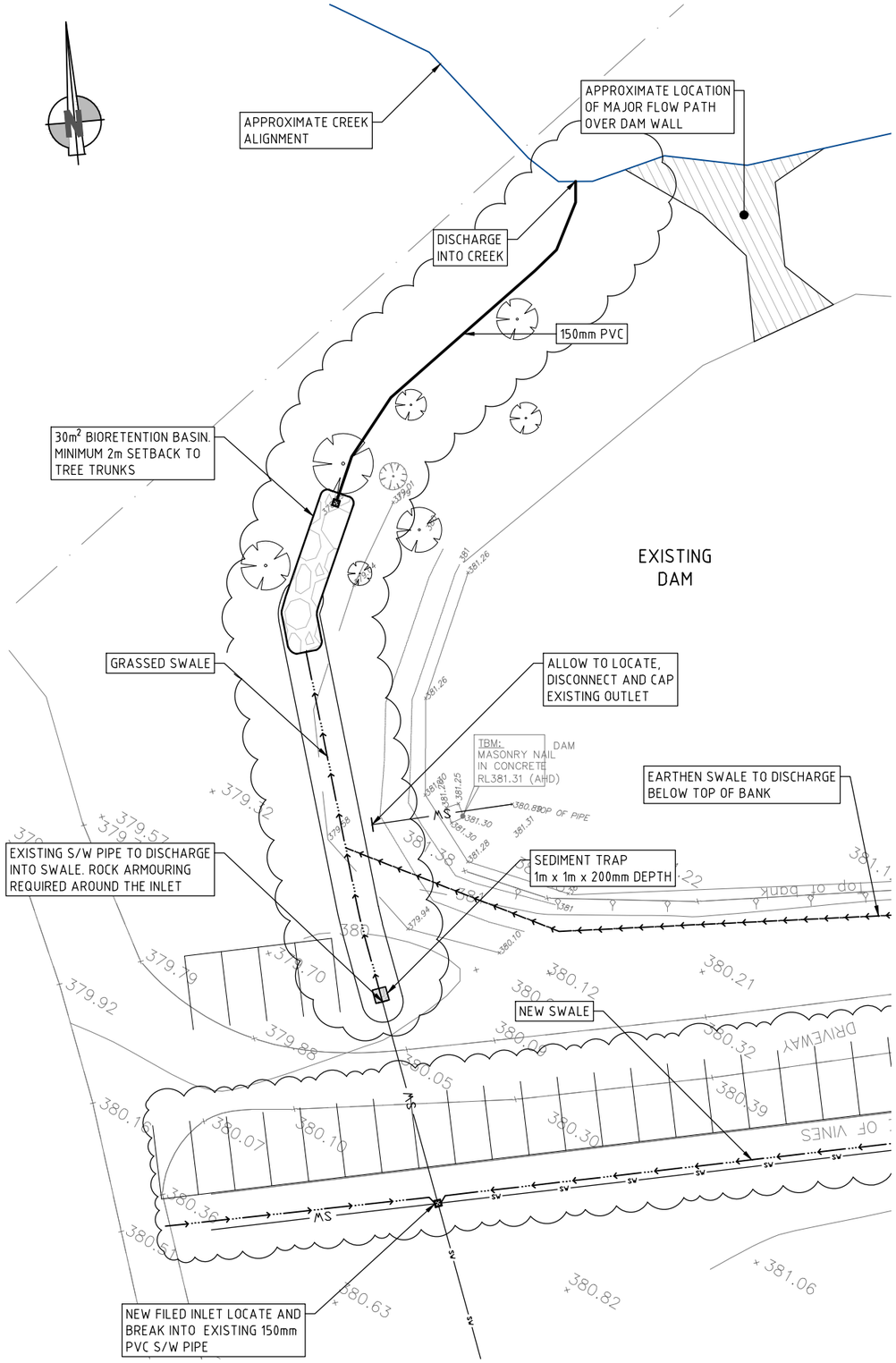
ADDRESS:
150 PFEIFFER ROAD
WOODSIDE, SA

CLIENT: BIRD IN HAND

PROJECT No.	DRAWING No.	REV.
P17386	D02 OF 4	F

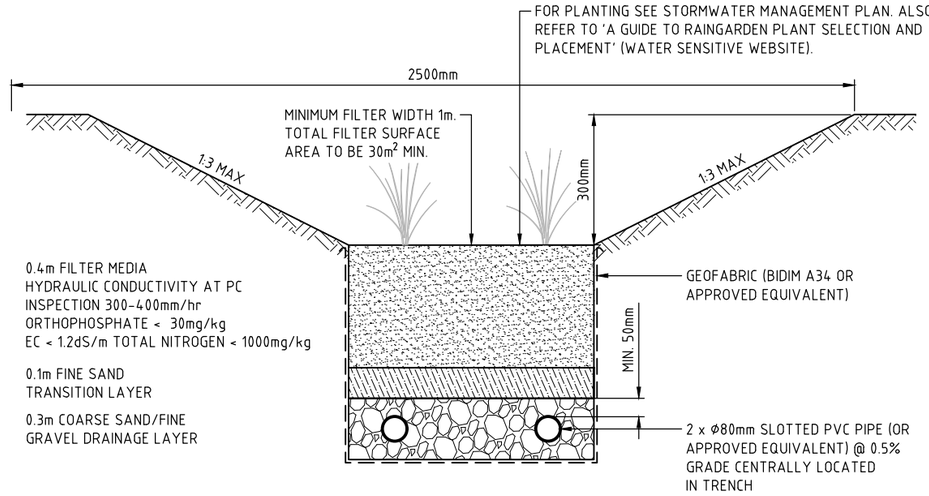
\\FS05\STORE\SYNERGY\PROJECTS\P17386 BIRD IN HAND WINERY BARREL STORE\SP JOBS\P17386 DXX V3-0 200318.DWG - Friday, 20 March 2020 9:39:25 AM

A3



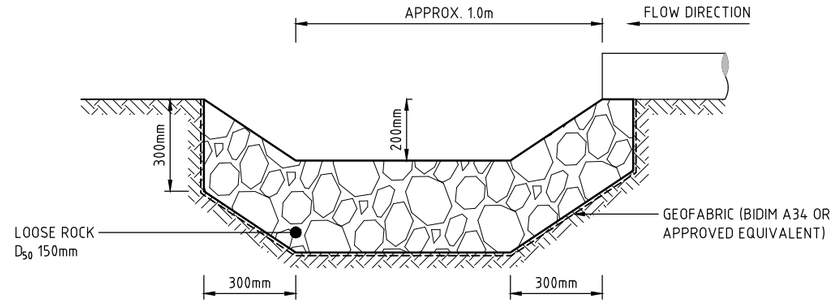
SITE LAYOUT

FOR TENDER



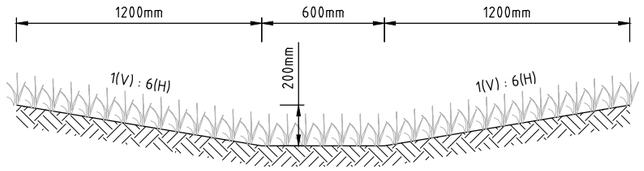
BIORETENTION BASIN - TYPICAL SECTION

NOT TO SCALE



SEDIMENT TRAP - TYPICAL SECTION

NOT TO SCALE



GRASSED SWALE - TYPICAL SECTION

NOT TO SCALE

SITE NOTES

1. ALL SETOUT INFORMATION IS BASED ON SURVEY AND BOUNDARY INFORMATION PROVIDED BY THE CLIENT.
2. CADASTRAL BOUNDARIES MAY BE INACCURATE AND MAY DIFFER FROM ESTABLISHED PROPERTY FENCES. BOUNDARIES SHOWN ARE INDICATIVE. CHECK SITE BOUNDARY DIMENSIONS FROM THE TITLE PLANS
3. CONTRACTOR IS TO ENSURE MINIMUM SETBACK DISTANCE TO BOUNDARIES ARE MAINTAINED. CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
4. WATERCOURSES, FARM DAM AND 5M CONTOURS OBTAINED FROM THE DEPARTMENT OF ENVIRONMENT, WATER AND NATURAL RESOURCES (DEWNR).

E	20.03.2020	REVISED CARPARK LAYOUT
D	23.05.2018	REVISED CARPARK LAYOUT
C	07.02.2018	EDITS AFTER CLIENT REVIEW
B	02.02.2018	ISSUED FOR CLIENT REVIEW
A	04.12.2017	ISSUED FOR CLIENT REVIEW

AMENDMENTS

NOTE: All setout information provided is based on survey and boundary information provided by client. Check all dimensions before commencement of work. Check Site boundary dimensions from the Title plans.

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

DESIGNED BY:	DRAWN BY:	SCALE:
DP	BF	1:800
DRAWING DATE:	CHECKED:	FILE:
04.12.2017	DP	P17386-DXX

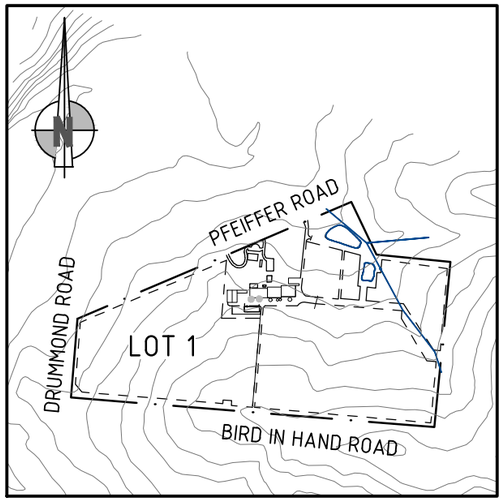
STORMWATER MANAGEMENT PLAN

ADDRESS:
150 PFEIFFER ROAD
WOODSIDE, SA

CLIENT: BIRD IN HAND

PROJECT No.	DRAWING No.	REV.
P17386	D03 OF 4	E

A3



0 150 300 450 600 750

SCALE 1:15000 (A3 SHEET)

SITE LOCATION PLAN

0 15 30 45 60 75

SCALE 1:1500 (A3 SHEET)

SITE LAYOUT

FOR TENDER

LEGEND:

- TEMPORARY DIVERSION SWALE
- SEDIMENT FENCE
- DRAINAGE PATH
- TEMPORARY GRAVEL SHAKER PAD
- EXISTING TREE
- EXTENT OF WORKS
- FLOW PATH

NOTES

1. ACCESS TO THE WORKS AREA WILL BE FROM PFEIFFER ROAD. AN APPROPRIATE SHAKEDOWN DEVICE IS TO BE INSTALLED ADJACENT TO THE ACCESS POINT FROM THE COUNCIL ROAD NETWORK TO PREVENT THE TRACKING OF SEDIMENTS ONTO PUBLIC ROADS.
2. STOCKPILING OF SOIL IS TO BE LOCATED IN AN AREA THAT RUNS OFF INTO THE PROPOSED SEDIMENT TRAP AND AWAY FROM EXISTING DRAINAGE PATHS. SEDIMENT FENCES TO BE INSTALLED AROUND THE STOCKPILE BASE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED ON PUBLIC ROADS OR ADJACENT PROPERTIES OR AS DIRECTED BY COUNCIL / SUPERINTENDENT AT LEAST ONCE DAILY FOLLOWING CONCLUSION OF CONSTRUCTION ACTIVITIES ON THAT DAY.
4. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE ALL WEATHER DUST SUPPRESSION. I.E WATER TRUCKS AT ALL TIMES DURING THE CONTRACT.
5. THE CONTRACTOR MUST MINIMISE THE RISK OF ACCIDENTAL SPILLS, LEAKAGE OR DUST FROM UNSECURED MATERIALS DURING THE REMOVAL OFFSITE OF RUBBISH OR IMPORTATION OF FILLING. ALL TRUCK LOADS MUST BE COVERED DURING TRANSPORT.
6. FOR ADDITIONAL INFORMATION OR CLARIFICATION OF THE SOIL EROSION AND DRAINAGE MANAGEMENT PLAN, CONTACT SUPERINTENDENT PRIOR TO CONSTRUCTION, ALTERNATIVELY REFER TO THE EPA'S 'STORMWATER POLLUTION PREVENTION' - CODE OF PRACTICE FOR THE BUILDING AND CONSTRUCTION INDUSTRY.
7. CONTRACTORS WORK AREA AND ACCESS ARRANGEMENT TO BE CONFIRMED ON SITE WITH THE SUPERINTENDENT.
8. CONTRACTOR TO PROVIDE TRAFFIC (CYCLE AND PEDESTRIAN) CONTROL TO APPROPRIATE AUSTRALIAN STANDARDS.
9. CONTRACTOR TO MAKE GOOD ANY DAMAGE TO PATHS OR OTHER PARK INFRASTRUCTURE.
10. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, APART FROM PATHS, ROCKWORK AND JUTE MATTING, ARE TO BE HYDROMULCHED.
11. THE CONTRACTOR SHALL MAINTAIN THE SHAKER PAD FOR THE DURATION OF THE WORKS.
12. SURFACE STORMWATER RUNOFF SHALL BE DIRECTED TO A SEDIMENT TRAP.

G	20.03.2020	REVISED CARPARK LAYOUT
D	23.05.2018	REVISED CARPARK LAYOUT
C	07.02.2018	EDITS AFTER CLIENT REVIEW
B	02.02.2018	ISSUED FOR CLIENT REVIEW
F	07.08.2019	ADDED EARTHEN BUND

AMENDMENTS

NOTE: All setout information provided is based on survey and boundary information provided by client. Check all dimensions before commencement of work. Check Site boundary dimensions from the Title plans.

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

DESIGNED BY:	DRAWN BY:	SCALE:
DP	BF	1:1500
DRAWING DATE:	CHECKED:	FILE:
04.12.2017	DP	P17386-DXX

SOIL EROSION & DRAINAGE MANAGEMENT PLAN

ADDRESS:
150 PFEIFFER ROAD
WOODSIDE, SA

CLIENT: BIRD IN HAND

PROJECT No.	DRAWING No.	REV.
P17386	D04 OF 4	G

\\FS05\STORE\SYNERGY\PROJECTS\P17386 BIRD IN HAND WINERY BARREL STORE\SP JOBS\P17386 DXX V3-0 200318.DWG - Friday, 20 March 2020 9:40:16 AM

Address: **150 PFEIFFER RD WOODSIDE SA 5244**

Click to view a detailed interactive SAILIS in SAILIS

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

Property Zoning Details

Overlay

Environment and Food Production Area
Hazards (Bushfire - Medium Risk)
Heritage Adjacency
Hazards (Flooding - Evidence Required)
Limited Land Division
Mount Lofty Ranges Water Supply Catchment (Area 2)
Native Vegetation
Prescribed Water Resources Area
Water Resources

Zone

Productive Rural Landscape

Development Pathways

- Productive Rural Landscape

1. Accepted Development
   Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.
   - None
2. Code Assessed - Deemed to Satisfy
   Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.
   - None
3. Code Assessed - Performance Assessed
   Performance Assessed development types listed below are those for which the Code identifies relevant policies. Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- None

4. Impact Assessed - Restricted
   Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Productive Rural Landscape Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.
DO 2	A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity.
DO 3	Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Distillery (g) Dwelling (h) Dwelling addition (i) Farming (j) Function centre

	(k) Horse keeping (l) Horticulture (m) Industry (n) Low intensity animal husbandry (o) Outbuilding (p) Shop (q) Small-scale ground mounted solar power facility (r) Tourist accommodation (s) Transport distribution (t) Verandah (u) Warehouse (v) Winery (w) Workers' accommodation
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.
PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.	DTS/DPF 2.2 Buildings: (a) are located on a site with a slope not greater than 10% (1-in-10) (b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level.
Horticulture	
PO 3.1 Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a manner that: (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality (d) is sympathetic to surrounding rural landscape character and amenity, where horticulture is proposed to be carried out in an enclosed building such as such as a greenhouse.	DTS/DPF 3.1 Horticultural activities: (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m^2 (g) in the form of olive growing, is not located within 500m of a conservation or national park.
Rural Industry	
PO 4.1 Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.	DTS/DPF 4.1 Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof): (a) are directly related and ancillary to a primary production use on the same or adjoining allotment (b) are located on an allotment not less than 2ha in area

	(c) have a total floor area not exceeding 350m^2.
PO 4.2 Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities: (a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of locality (b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like (c) primarily involve primary production commodities sourced from the same allotment and/or surrounding rural areas.	DTS/DPF 4.2 None are applicable.
PO 4.3 Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural function and character in a manner that respects landscape amenity.	DTS/DPF 4.3 Buildings and associated activities: (a) are setback at least 50m from all road and allotment boundaries (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height not greater than 10m above natural ground level (d) incorporate the loading and unloading of vehicles within the confines of the allotment.
Dwellings	
PO 5.1 Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.	DTS/DPF 5.1 Dwellings: (a) are located on an allotment with an area not less than: (b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities (c) will not result in more than one dwelling on an allotment. In relation to DTS/DPF 5.1, in instances where: (d) more than one value is returned, refer to the *Minimum Dwelling Allotment Size Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met.
PO 5.2 Dwelling are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.	DTS/DPF 5.2 Dwellings: (a) are setback from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height no greater than 6m.

PO 5.3 Development resulting in more than one dwelling on an allotment supports ageing in place for the owner of the allotment or multi-generational management of farms in a manner that minimises the potential loss of land available for primary production.	DTS/DPF 5.3 Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied: (a) it is located within 20m of an existing dwelling (b) share the same utilities of the existing dwelling (c) will use the same access point from a public road as the existing dwelling (d) it is located on an allotment not less than 40ha in area (e) will not result in more than two dwellings on an allotment.
PO 5.4 Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.4 Additions or alterations to an existing dwelling: (a) are setback behind the main façade of the existing dwelling (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m from the top of the footings.
Shops, Tourism and Function Centres	
PO 6.1 Shops are associated with an existing primary production or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products.	DTS/DPF 6.1 Shops, other than where located in The Cedars Subzone: (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value adding industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding 100m^2 or 250m^2 in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding 25m^2 (e) do not result in more than 75 seats for customer dining purposes in a restaurant.
PO 6.2 Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 6.2 Shops in new buildings: (a) are setback from all property boundaries by at least 20m (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height that does not exceed 9m above natural ground level.
PO 6.3 Tourist accommodation is associated with the primary use of the land for primary production or primary production related value	DTS/DPF 6.3 Tourist accommodation, other than where located in The Cedars Subzone:

adding industry to enhance and provide authentic visitor experiences.	(a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) in relation to the area used for accommodation: (i) where in a new building, does not exceed a total floor area of 100m^2 (ii) where in an existing building, does not exceed 150m^2 (c) does not result in more than one facility being located on the same allotment.
PO 6.4 Tourist accommodation proposed in a new building or buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 6.4 Tourist accommodation in new buildings: (a) is setback from all property boundaries by at least 40m (b) has a building height that does not exceed 7m above natural ground level.
PO 6.5 Function centres are associated with the primary use of the land for primary production or primary production related value adding industry.	DTS/DPF 6.5 Function centres, other than where located in The Cedars Subzone: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) do not exceed a capacity of 75 persons for customer dining purposes.
PO 6.6 Function centres are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.	DTS/DPF 6.6 Function centres: (a) are located on an allotment having an area of at least 5ha (b) are setback from all property boundaries by at least 40m (c) are not sited within 100m of a sensitive receiver in other ownership (d) have a building height that does not exceed 9m above natural ground level.
Offices	
PO 7.1 Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry.	DTS/DPF 7.1 Offices, other than where located in The Cedars Subzone: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) have a gross leasable floor area not exceeding 100m^2.
Adaptive Reuse of Existing Buildings	
PO 8.1 Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.	DTS/DPF 8.1 Development within an existing building is for any of the following: (a) a shop (b) office

	(c) tourist accommodation.
Workers' accommodation	
PO 9.1 Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce.	DTS/DPF 9.1 Workers' accommodation: (a) is developed on a site at least 2ha in area (b) has a total floor area not exceeding 250m^2 (c) is in the form of a single building or part of a cluster of buildings that are physically connected (d) amenities accommodate not more than 20 persons at any one time (e) is setback at least 50m from a road boundary (f) is setback at least 40m from a side or rear allotment boundary (g) is located within 20m of an existing dwelling on the same allotment (h) does not result in more than one facility being located on the same allotment.
Renewable Energy Facilities	
PO 10.1 Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.	DTS/DPF 10.1 None are applicable.
PO 10.2 Small-scale ground mounted solar power facilities support rural production or value-adding industries.	DTS/DPF 10.2 None are applicable.
Built Form and Character	
PO 11.1 Large buildings designed and sited to reduce impacts on scenic and rural vistas by: (a) having substantial setbacks from boundaries and adjacent public roads (b) using low reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	DTS/DPF 11.1 None are applicable.
Land Division	
PO 12.1 Land division creating additional allotments is not supported other than where located in The Cedars Subzone to support tourist development.	DTS/DPF 12.1 Except where the land division is proposed in The Cedars Subzone, no additional allotments are created.
PO 12.2 Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to:	DTS/DPF 12.2 Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following: (a) 40m

(a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard.	(b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
Agricultural Buildings	
PO 13.1 Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.	DTS/DPF 13.1 Agricultural buildings: (a) are located on an allotment having an area of at least 2ha (b) are setback at least 40m from an allotment boundary (c) have a building height not exceeding 10m above natural ground level (d) do not exceed 350m^2 in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.
Outbuildings, Carports and Verandahs	
PO 14.1 Outbuildings are sited, designed and of a scale that maintain a pleasant natural and rural character and amenity.	DTS/DPF 14.1 Outbuildings: (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 100m^2 (c) have walls that do not exceed 5m in height measured from natural ground level not including a gable end (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) will not result in more than 2 outbuildings on the same allotment.
PO 14.2 Carports and verandahs are sited, designed and of a scale to maintain a pleasant natural and rural character and amenity.	DTS/DPF 14.2 Carports and verandahs: (a) are set back from the primary street at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 80m^2 (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m measured from natural ground level (e) if clad in sheet metal, the cladding is pre-colour treated or painted in a non-reflective colour.
Concept Plans	
PO 15.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 15.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 15.1, in instances where:

	(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 15.1 is met.
Advertisements	
PO 16.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 16.1 Freestanding advertisements: (a) do not exceed 2m in height (b) do not have a sign face that exceeds 2m2 per side.

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

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development **(Column A)**	**Exceptions** **(Column B)**
1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) building work on railway land (f) carport (g) demolition (h) dwelling (i) dwelling addition (j) farming (k) horse keeping (l) internal building work (m) land division (n) outbuilding (o) private bushfire shelter	None specified.

(p) protective tree netting structure (q) replacement building (r) retaining wall (s) solar photovoltaic panels (roof mounted) (t) shade sail (u) swimming pool or spa pool (v) temporary accommodation in an area affected by bushfire (w) tree damaging activity (x) verandah (y) water tank.	
3. Any development involving any of the following (or of any combination of any of the following): (a) industry (b) store (c) warehouse.	Except development that does not satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 4.1 2. Productive Rural Landscape Zone DTS/DPF 4.3.
4. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
5. Function centre within The Cedars Subzone.	None specified.
6. Function centre.	Except function centre that does not satisfy Productive Rural Landscape Zone DTS/DPF 6.6.
7. Horticulture.	Except horticulture that does not satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 3.1(d) 2. Productive Rural Landscape Zone DTS/DPF 3.1(e).
8. Shop within The Cedars Subzone.	None specified.
9. Shop.	Except shop that does not satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 6.1 2. Productive Rural Landscape Zone DTS/DPF 6.2.
10. Tourist accommodation within The Cedars Subzone.	None specified.
11. Tourist accommodation.	Except tourist accommodation that does not to satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 6.3 2. Productive Rural Landscape Zone DTS/DPF 6.4.
Placement of Notices - Exemptions for Performance Assessed Development	

None specified.

Placement of Notices - Exemptions for Restricted Development
None specified.

Part 3 - Overlays

Environment and Food Production Areas Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Protection of valuable rural, landscape, environmental and food production areas from urban encroachment.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Land division undertaken in accordance with Section 7 of the *Planning, Development and Infrastructure Act 2016.*	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM)

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

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

Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and

	radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 3.1 None are applicable.
PO 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	DTS/DPF 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation

	(b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*.	DTS/DPF 3.3 None are applicable.
Land Division	
PO 4.1 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	DTS/DPF 4.1 None are applicable.
PO 4.2 Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	DTS/DPF 4.2 None are applicable.
PO 4.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	DTS/DPF 4.3 None are applicable.
PO 4.4 Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	DTS/DPF 4.4 None are applicable.
Vehicle Access - Roads, Driveways and Fire Tracks	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do

	not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.2 Access is in accordance with (a) or (b): (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)

	(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	DTS/DPF 5.3 None are applicable.

Procedural Matters (PM) - Referrals

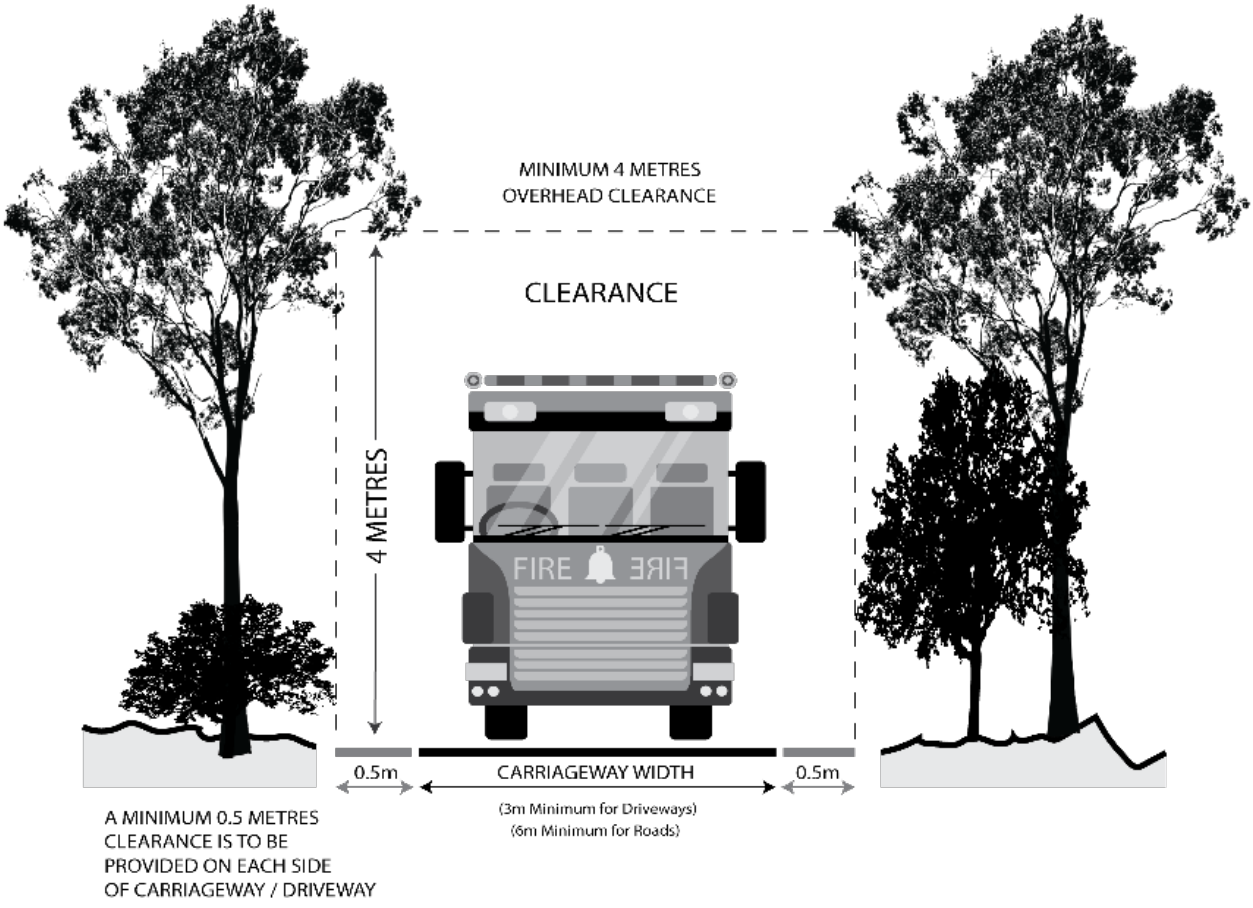
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

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

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

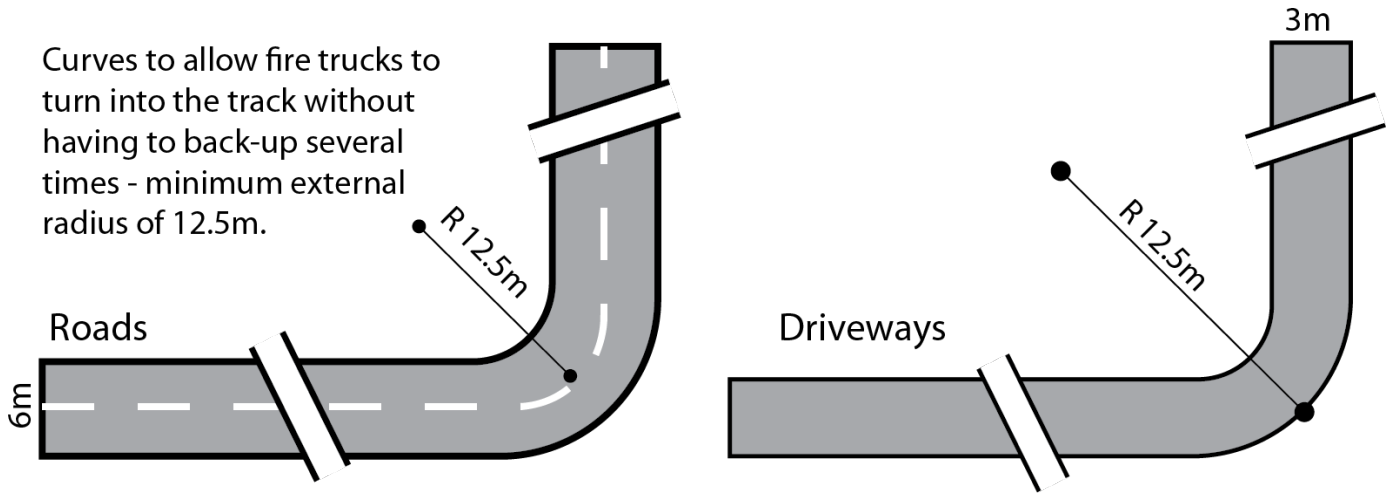


Figure 3 - Full Circle Turning Area

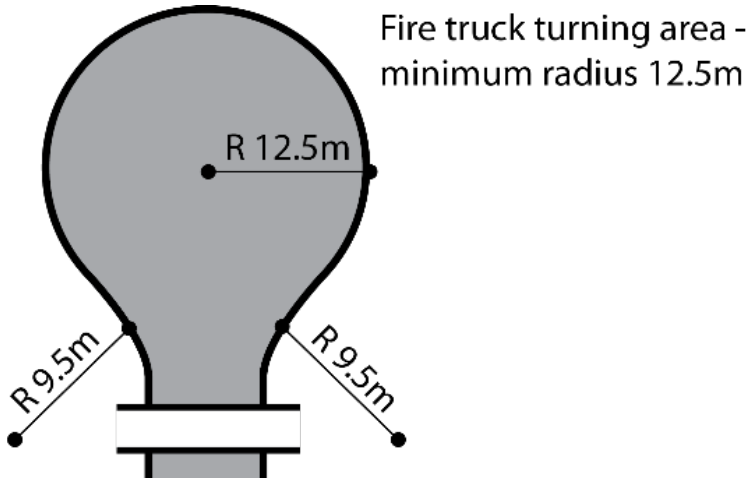
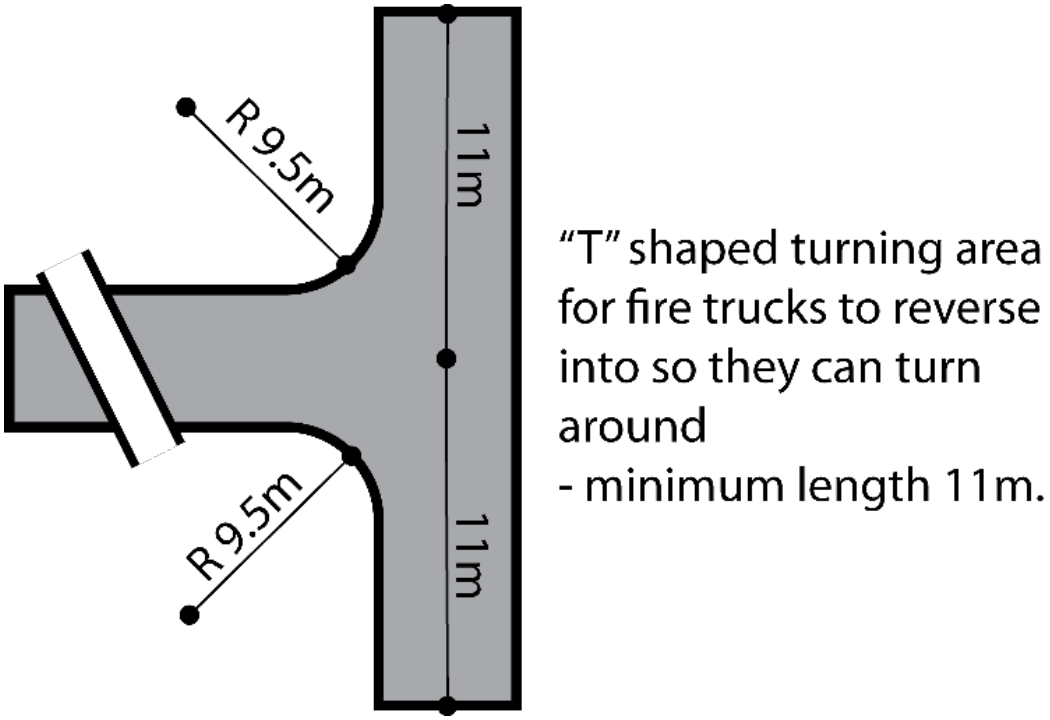


Figure 4 - 'T' or 'Y' Shaped Turning Head



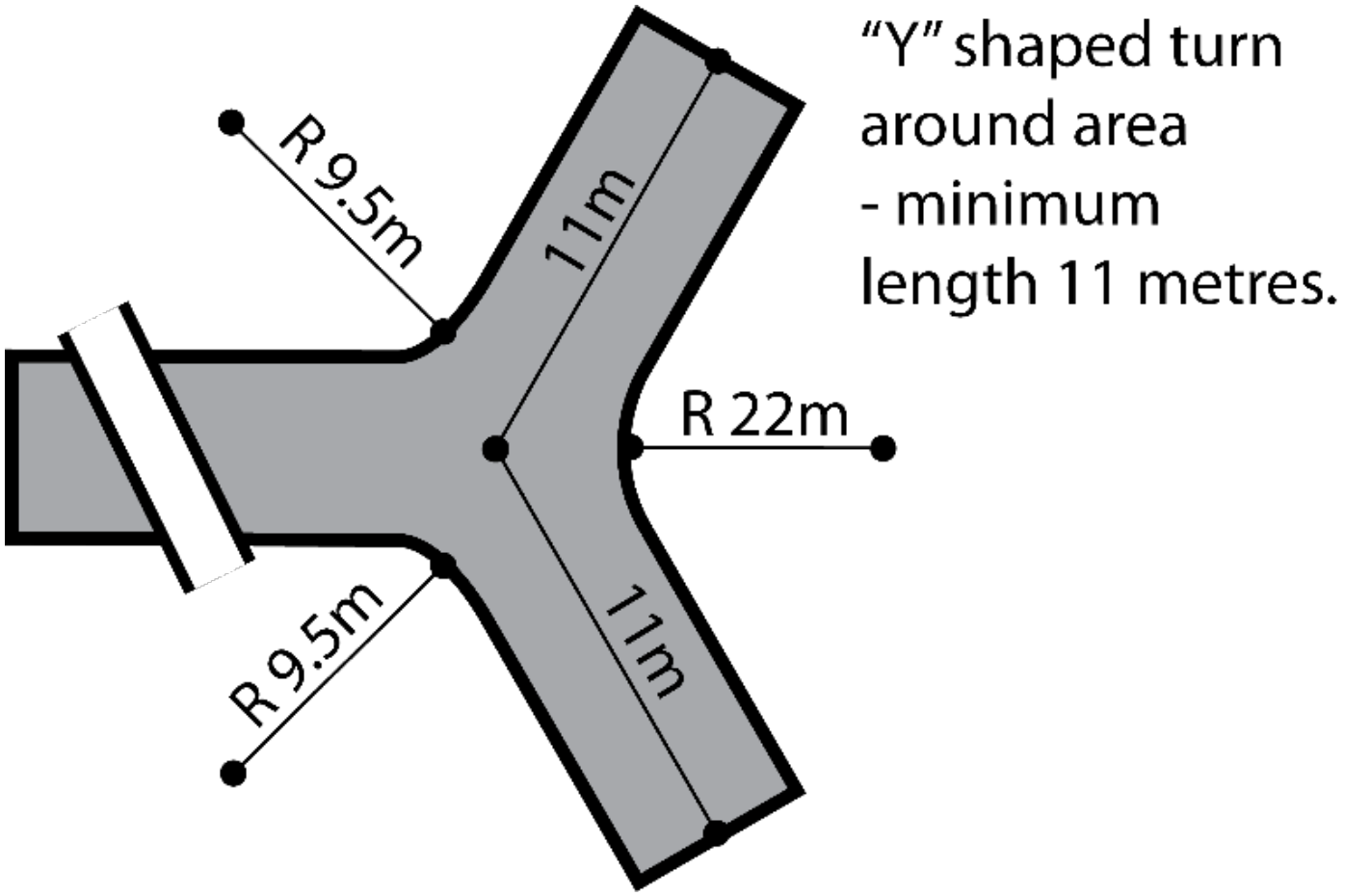
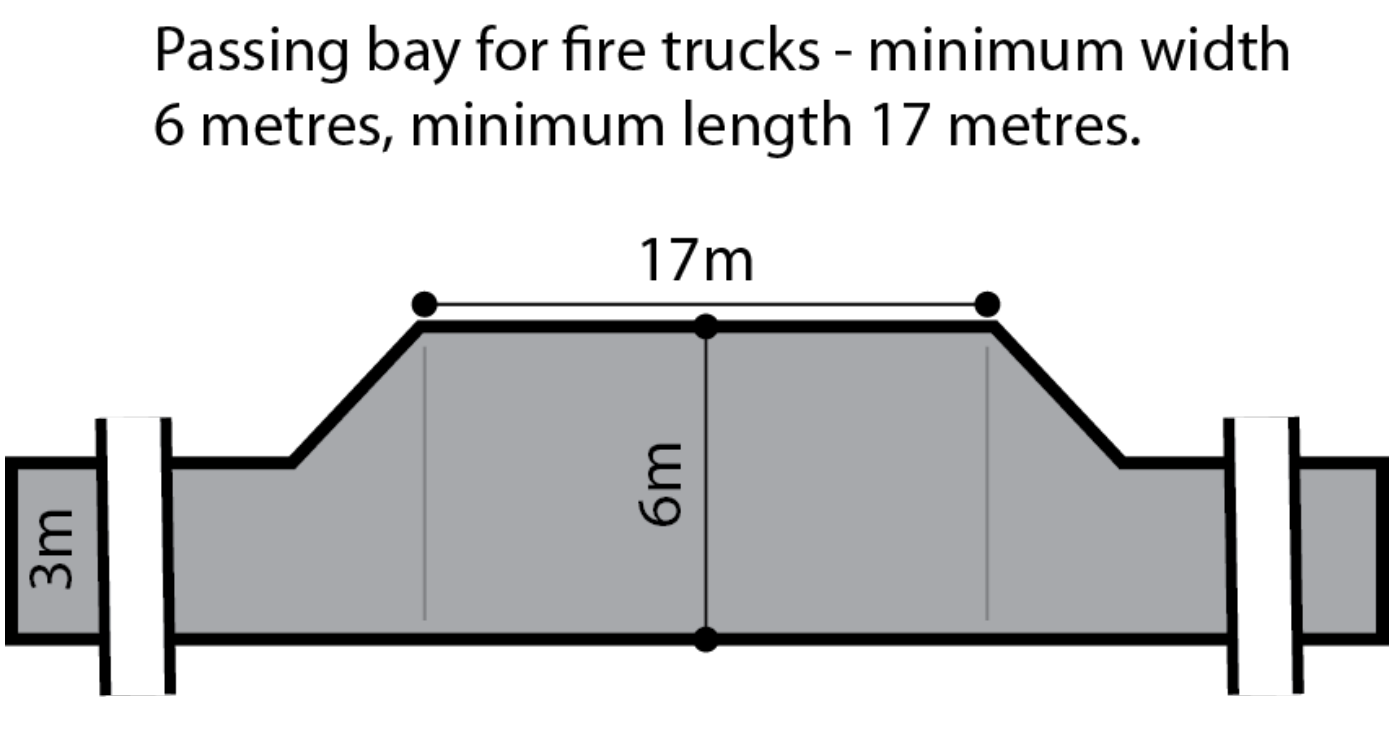


Figure 5 - Driveway Passing Bays



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Heritage Adjacency Overlay

Assessment Provisions (AP)

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

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

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that may materially affect the context of a State Heritage Place.	Minister responsible for the administration of the *Heritage Places Act 1993.*	To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Limited Land Division Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	The long term use of land for primary production is maintained by minimising fragmentation through division of land.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Land division does not result in the creation of an additional allotment.	DTS/DPF 1.1 No additional allotments are created.
PO 1.2 Land division involving boundary realignments occurs only where the number of resulting allotments with a site area less than that specified in the relevant Zone is not greater than the number that existed prior to the realignment.	DTS/DPF 1.2 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater	
DTS/DPF 2.4 All components of an effluent disposal area are: (a) set back 50 metres or more from a watercourse (b) set back 100 metres or more from a public water supply reservoir (c) located on land with a slope no greater than 1-in-5 (20%) (d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table (e) above the 10% AEP flood level.	Stormwater
DTS/DPF 3.4	DTS/DPF 3.5

Development includes: (a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or (b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m^2.	Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.
DTS/DPF 3.6 Shops and tourist accommodation satisfy all the following: (a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) are located 100m or more from public water supply reservoirs and diversion weirs (c) are located on land with a slope not exceeding 20% (d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L (e) includes swales that divert clean stormwater away from areas where it could be polluted.	DTS/DPF 3.9 Excavation and/or filling satisfy all the following: (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Quality	
PO 1.1 Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development does not include land uses that have the potential to cause adverse impacts on the quality of water draining into secondary public water supply reservoirs and weirs.	DTS/DPF 1.2 Development does not involve any one or combination of the following: (a) landfill (b) special industry.

Wastewater	
PO 2.1 Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within secondary reservoir and weir catchment areas.	DTS/DPF 2.1 Development including alterations and additions, in combination with existing built form and activities within an allotment: (a) do not generate a combined total of more than 1500 litres of wastewater per day and (b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards or is otherwise connected to a sewer or community wastewater management system.
PO 2.2 Dairy development is of a scale and design that will avoid adverse water quality impacts.	DTS/DPF 2.2 Dairy development satisfies all of the following: (a) is located at least 100 metres from any watercourse, dam, bore or well (b) is connected to a wastewater management system that is located 200 metres from any watercourse, dam, bore or well and is designed and constructed to avoid leakage to groundwater or overflow under extreme rainfall conditions (c) treated wastewater irrigation areas: (i) have a slope of less than 1-in-5 (20 percent) (ii) are greater than 100 metres from any watercourse, dam, bore or well are suitable to provide for seasonal wastewater irrigation without causing pollution of surface or groundwater.
PO 2.3 Development that generates trade or industrial wastewater is of a scale and design to ensure wastewater is managed to avoid adverse water quality impacts is of a scale and design that will avoid adverse water quality impacts.	DTS/DPF 2.3 Development that generates trade or industrial wastewater with a peak biological oxygen demand (BOD) of greater than 100 milligrams per litre satisfies the following: (a) disposes of all wastewater to a sewerage or community wastewater management system, or (b) operates at a scale that generates less than 5 million litres of wastewater per year, and (i) is located greater than 300 metres from a watercourse, dam, bore or well, except where a spill retention basin is constructed, in which case, the minimum setback to a watercourse, dam, bore or well is 50 metres, and (ii) a development that incorporates a spill retention basin(s) for the purpose of reducing the setback to a watercourse, dam, bore or well, has basins designed and located: A. to minimise the risk of spills entering a downgradient watercourse, dam, bore of well B. in close proximity to wine making, wine storage and wastewater treatment facilities C. to capture 120% of the maximum aggregate volume of liquid raw materials, product and untreated wastewater which

	can be contained or produced at any one time during the peak of operation D. to be impervious; and E. to minimise the interception of any natural or artificial stormwater flow.
PO 2.4 Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.	DTS/DPF 2.4 Development results in: (a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards or (b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards.
PO 2.5 Surface and groundwater protected from wastewater discharge pollution.	DTS/DPF 2.5 All components of an effluent disposal area are: (a) setback 50 metres or more from a watercourse (b) setback 100 metres of more from a public water supply reservoir (c) located on land with a slope no greater than 1-in-5 (20%) (d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table (e) above the 10% AEP flood level.
Stormwater	
PO 3.1 Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.	DTS/DPF 3.1 None are applicable.
PO 3.2 Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.	DTS/DPF 3.2 None are applicable.
PO 3.3 Polluted stormwater is treated prior to discharge from the site.	DTS/DPF 3.3 None are applicable.
PO 3.4 Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.	DTS/DPF 3.4 Development includes: (a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or (b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m^2.
PO 3.5	DTS/DPF 3.5

Stormwater from dwelling additions captured to protect water quality.	Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.
PO 3.6 Stormwater from shops and tourist accommodation is managed to protect water quality.	DTS/DPF 3.6 Shops and tourist accommodation satisfy all the following: (a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) are located 100m or more from public water supply reservoirs and diversion weirs (c) are located on land with a slope not exceeding 20% (d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L (e) includes swales that divert clean stormwater away from areas where it could be polluted.
PO 3.7 Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality.	DTS/DPF 3.7 Horse keeping and low intensity animal husbandry satisfy all the following: (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) is located on land with a slope not exceeding 10% (c) includes stables, shelters or other roofed structures connected to rainwater tanks with a minimum capacity of 1,000L (d) includes swales that divert clean stormwater away from areas (including yards, manure storage areas, and watering points) within which it could be polluted.
PO 3.8 Stormwater from horticulture is managed to protect water quality.	DTS/DPF 3.8 Horticulture satisfies all the following: (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) is located on land with a slope not exceeding 10% (d) includes swales or other structures that divert clean stormwater away from areas (including plant growing areas, chemical storage areas and plant waste storage areas) within which it could be polluted.
PO 3.9 Stormwater from excavated and filled areas is managed to protect water quality.	DTS/DPF 3.9 Excavation and/or filling satisfy all the following: (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.
Landscapes and Natural Features	

PO 4.1 Development minimises the need to modify landscapes and natural features.	DTS/DPF 4.1 None are applicable.
Land Division	
PO 5.1 Land division does not result in an increased risk of pollution to surface or underground water.	DTS/DPF 5.1 Land division does not create additional allotments and satisfies (a) and/or (b): (a) is for realignment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures or (b) is for realignment of allotment boundaries in order to improve management of the land for primary production and/or conservation of natural features.
PO 5.2 Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system where no such potential currently exists.	DTS/DPF 5.2 None are applicable.

Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure: (a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay (b) function centre with more than 75 seats for customer dining purposes (c) restaurant with more than 40 seats for customer dining purposes (d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door (e) dwelling where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation on the same allotment) (f) tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist	Environment Protection Authority.	To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral or beneficial impact on water quality.	Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

accommodation on the same allotment) (g) workers' accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day)	
Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence)	
Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater (EPA Licence required at more than 5ML)	
Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding	
Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units (EPA Licence required at 650 or more standard pig units)	
Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time.	

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
PO 1.1 Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.	DTS/DPF 1.1 An application is accompanied by: (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
PO 1.2 Native vegetation clearance in association with development avoids the following: (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from: (a) the spread of pest plants and phytophthora	DTS/DPF 1.3 Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following: (a) horticulture (b) intensive animal husbandry (c) dairy

(b) the spread of non-indigenous plants species (c) excessive nutrient loading of the soil or loading arising from surface water runoff (d) soil compaction (e) chemical spray drift.	(d) commercial forestry (e) aquaculture.
PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.
Land division	
PO 2.1 Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.	DTS/DPF 2.1 Land division where: (a) an application is accompanied by one of the following: (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the *Native Vegetation Act 1991* (ii) a declaration stating that no native vegetation clearance under the *Native Vegetation Act 1991* will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance' or (b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur or (c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the *Heritage Places Act 1993*.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'.	Native Vegetation Council	To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.	Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General)

			Regulations 2017 applies.

Prescribed Water Resources Area Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Sustainable water use in prescribed surface water resources areas maintains the health and natural flow paths of water courses.

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that comprises the erection,	Relevant authority under the	To provide expert assessment	Development

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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1	DTS/DPF 1.1

Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	DTS/DPF 1.3 None are applicable.
PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.	DTS/DPF 1.6 None are applicable.
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.
PO 1.9 Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.	DTS/DPF 1.9 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

Part 4 - General Development Policies

Advertisements

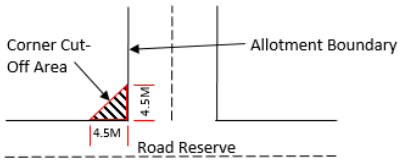
Assessment Provisions (AP)

Desired Outcome	
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
PO 1.1 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure

	(ii) if attached to a two-storey building: A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2 Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	DTS/DPF 1.2 Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.

PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along

by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome	
DO 1	Animals are kept at a density that is not beyond the carrying capacity of the land and in a manner that minimises their adverse effects on the environment, local amenity and surrounding development.

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

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

locality.	
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3	DTS/DPF 3.3

Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 None are applicable.

PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 None are applicable.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 None are applicable.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 None are applicable.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value	DTS/DPF 2.5 None are applicable.

(d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 None are applicable.
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	DTS/DPF 2.9 None are applicable.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 None are applicable.
Navigation and Safety	

PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 None are applicable.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 None are applicable.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.
PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2 None are applicable.
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 None are applicable.

Beverage Production in Rural Areas

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	

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

and located to minimise impact on amenity and avoid spray drift onto adjoining land.	dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome	
DO 1	Facilities for the bulk handling and storage of agricultural, mineral, petroleum, rock, ore or other similar commodities are designed to minimise adverse impacts on transport networks, the landscape and surrounding land uses.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more

	(d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1 None are applicable.
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to

	the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4	DTS/DPF 1.4

Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2	DTS/DPF 3.2

Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and	DTS/DPF 7.1 None are applicable.

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

Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels

	are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m

	in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 13.2	DTS/DPF 13.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 13.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 14.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling additions	
PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear

	boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.

Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90

	degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table:

Number of bedrooms	**Minimum internal floor area**
Studio	35m^2
1 bedroom	50m^2
2 bedroom	65m^2
3+ bedrooms	80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom

PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can

	enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the	DTS/DPF 26.1 None are applicable.

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

PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 28.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 32.1 None are applicable.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	Total private open space area: (a) Site area <301m2: 24m2 located behind the building line. (b) Site area ≥ 301m2: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / with a minimum

	dimension 3m.
Dwelling (above ground level)	Studio (no separate bedroom): 4m^2 with a minimum dimension 1.8m One bedroom: 8m^2 with a minimum dimension 2.1m Two bedroom dwelling: 11m^2 with a minimum dimension 2.4m Three + bedroom dwelling: 15m^2 with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m^2, which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

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

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

walkability, comfort and safety of the public realm.	
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to:	DTS/DPF 3.1 None are applicable.

(a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and	DTS/DPF 7.1 None are applicable.

mounding (c) limiting the width of openings and integrating them into the building structure.	
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway

	(b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or

	(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes:

	(a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.
Landscaping	
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.

Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones
<300 m^2	10 m^2	1.5m	1 small tree / 10 m^2

	300-1500 m^2 | 7% site area | 3m | 1 medium tree / 30 m^2 >1500 m^2 | 7% site area | 6m | 1 large or medium tree / 60 m^2 **Tree size and site area definitions** Small tree: 4-6m mature height and 2-4m canopy spread Medium tree: 6-12m mature height and 4-8m canopy spread Large tree: 12m mature height and >8m canopy spread Site area: The total area for development site, not average area per dwelling
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas	DTS/DPF 14.3 None are applicable.

(c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1	DTS/DPF 18.1

Living rooms have an external outlook to provide a high standard of amenity for occupants.	A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.
Ancillary Development	
PO 19.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 19.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (i) have a roof height where no part of the roof is more than

	5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: <table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> (ii) the amount of existing soft landscaping prior to the development occurring.
PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 19.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m

	(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table:

	<table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.

PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding

	moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.

PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling 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 $50m^2$ (c) 2 bedroom dwelling / apartment with a floor area of at least $65m^2$ (d) 3+ bedroom dwelling / apartment with a floor area of at least $80m^2$, and any dwelling over 3 bedrooms provides an additional $15m^2$ 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/DPF 29.2 None are applicable.
Common Areas	
PO 30.1	DTS/DPF 30.1

The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:

Number of bedrooms	**Minimum internal floor area**
Studio	35m^2
1 bedroom	50m^2
2 bedroom	65m^2
3+ bedrooms	80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom

PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it	DTS/DPF 32.3 None are applicable.

services (b) have regard to acoustic, safety, security and wind effects.	
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5	DTS/DPF 33.5

Dwellings are adequately separated from common driveways and manoeuvring areas.	Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	

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

PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	

PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:	DTS/DPF 43.1 None are applicable.

(a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Table 1 - Private Open Space

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

Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

Forestry

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
PO 1.4	DTS/DPF 1.4

Commercial forestry plantations are separated from reserves gazetted under the *National Parks and Wildlife Act 1972* and/or *Wilderness Protection Act 1992* to minimise fire risk and potential for weed infestation.	Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the *National Parks and Wildlife Act 1972* and/or *Wilderness Protection Act 1992*.
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
	500 kV	Tower	38m
	275 kV	Tower	25m
	132 kV	Tower	30m
	132 kV	Pole	20m
	66 kV	Pole	20m
	Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close	DTS/DPF 1.2 None are applicable.

proximity to public transit, open space and/or activity centres.	
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.
Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide:	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back

(a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	from side boundaries: (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear Boundary Setback	
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 7.1 Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street
PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3 None are applicable.
PO 8.4	DTS/DPF 8.4

<table>
<tr><td>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</td><td>None are applicable.</td></tr>
<tr><td>PO 8.5

Entrances to multi-storey buildings are:

(a) oriented towards the street
(b) visible and easily identifiable from the street
(c) designed to include a common mail box structure.</td><td>DTS/DPF 8.5

None are applicable.</td></tr>
<tr><td colspan="2">Outlook and amenity</td></tr>
<tr><td>PO 9.1

Living rooms have an external outlook to provide a high standard of amenity for occupants.</td><td>DTS/DPF 9.1

A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</td></tr>
<tr><td>PO 9.2

Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</td><td>DTS/DPF 9.2

None are applicable.</td></tr>
<tr><td colspan="2">Private Open Space</td></tr>
<tr><td>PO 10.1

Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</td><td>DTS/DPF 10.1

Private open space is provided in accordance with the following table:

<table>
<tr><th>Dwelling Type</th><th>Dwelling / Site Configuration</th><th>Minimum Rate</th></tr>
<tr><td>Dwelling (at ground level)</td><td></td><td>Total area: 24m^2 located behind the building line

Minimum adjacent to a living room: 16m^2 with a minimum dimension 3m</td></tr>
<tr><td rowspan="4">Dwelling (above ground level)</td><td>Studio</td><td>4m^2 / minimum dimension 1.8m</td></tr>
<tr><td>One bedroom dwelling</td><td>8m^2 / minimum dimension 2.1m</td></tr>
<tr><td>Two bedroom dwelling</td><td>11m^2 / minimum dimension 2.4m</td></tr>
<tr><td>Three + bedroom dwelling</td><td>15 m^2 / minimum dimension 2.6m</td></tr>
</table>
</td></tr>
<tr><td>PO 10.2</td><td>DTS/DPF 10.2</td></tr>
</table>

Private open space positioned to provide convenient access from internal living areas.	At least 50% of the required area of private open space is accessible from a habitable room.
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.
Visual privacy	
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2) — Minimum percentage of site <150 — 10%

	<table><tr><td><200</td><td>15%</td></tr><tr><td>200-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> (b) at least 30% of land between the road boundary and the building line.
Water Sensitive Design	
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	DTS/DPF 13.1 None are applicable.
Car Parking	
PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5	DTS/DPF 14.5

Residential flat buildings provide dedicated areas for bicycle parking.	Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	DTS/DPF 16.2 None are applicable.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 17.2 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance

	(iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: 1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly 3. minimum car park length of 6m for an intermediate space located between two other parking spaces.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Storage	

PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land

	or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by:	DTS/DPF 2.1 None are applicable.

(a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	DTS/DPF 4.2 None are applicable.
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations	DTS/DPF 4.3 None are applicable.

compounds.	
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	DTS/DPF 5.1 None are applicable.
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	DTS/DPF 5.2 None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from	DTS/DPF 6.3 None are applicable.

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

Renewable Energy Facilities (Solar Power)

PO 9.1

Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.

DTS/DPF 9.1

None are applicable.

PO 9.2

Ground mounted solar power facilities allow for movement of wildlife by:

(a) incorporating wildlife corridors and habitat refuges

(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.

DTS/DPF 9.2

None are applicable.

PO 9.3

Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.

DTS/DPF 9.3

Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:

Generation Capacity	**Approximate size of array**	**Setback from adjoining land boundary**	**Setback from conservation areas**	**Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones[1]**
50MW>	80ha+	30m	500m	2km
10MW<50MW	16ha-<80ha	25m	500m	1.5km
5MW<10MW	8ha to <16ha	20m	500m	1km
1MW<5MW	1.6ha to <8ha	15m	500m	500m
100kW<1MW	0.5ha<1.6ha	10m	500m	100m
<100kW	<0.5ha	5m	500m	25m

Notes:

1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.

PO 9.4

DTS/DPF 9.4

Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	None are applicable.
Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.

water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
	Temporary Facilities
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	Siting and Design

PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the	DTS/DPF 3.2 None are applicable.

operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	

Interface between Land Uses

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General Land Use Compatibility	
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.
Hours of Operation	
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to: (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.	DTS/DPF 2.1 Development operating within the following hours: **Class of Development** / **Hours of operation** Consulting room: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday Office: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday

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

Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4 None are applicable.
Activities Generating Noise or Vibration	
PO 4.1	DTS/DPF 4.1

Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.
PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** / **Music noise level** Externally at the nearest / Less than 8dB above the level of

	existing or envisaged noise sensitive location	background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality		
PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1 None are applicable.	
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.	
Light Spill		
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.	
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.	
Solar Reflectivity / Glare		
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.	
Electrical Interference		
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.	

Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.

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

Land Division

Assessment Provisions (AP)

Desired Outcome	
DO 1	Land division: (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

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

preservation of environmental and cultural features of value and the prevailing context of the locality.	
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4	DTS/DPF 3.4

Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.

PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum

	width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2 Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.3 None are applicable.

Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome	
DO 1	Marinas and on-water structures are located and designed to minimise the impairment of commercial, recreational and navigational activities and adverse impacts on the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping

	station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome	
DO 1	Pleasant, functional and accessible open space and recreation facilities are provided at State, regional, district, neighbourhood and local levels for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway corridors, and a range of other functions and at a range of sizes that reflect the purpose of that open space.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.

PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.

Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome	
DO1	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities: (a) that support the needs of local residents and workers, particularly in underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	DTS/DPF 1.2 None are applicable.

Resource Extraction

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and	DTS/DPF 1.1 None are applicable.

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

Site Contamination

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment*

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

Tourism Development

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.

PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.

PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4	DTS/DPF 1.4

Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance

	(iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas

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.	(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian	DTS/DPF 8.2 None are applicable.

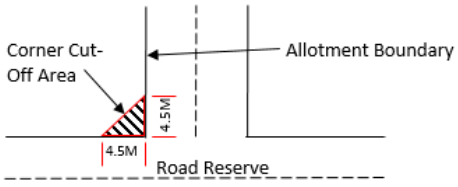
friendly and promotes low speed vehicle movement.	
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 

Table 1 - General Off-Street Car Parking Requirements

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.

Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement village	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.

Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m^2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m^2 of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m^2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m^2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m^2 of gross leasable floor area 1 space per 100m^2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m^2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m^2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m^2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.

	Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m^2 of total floor area.
Community facility	10 spaces per 100m^2 of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Health Related Uses	
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m^2 of total floor area in a public bar plus 1 space for every 6m^2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m^2 of total floor area for a Fitness Centre

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

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

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

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

Class of Development	**Car Parking Rate** **Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.**		**Designated Areas**
	Minimum number of spaces	**Maximum number of spaces**	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:	Capital City Zone City Main Street Zone City Riverbank Zone

		1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m^2 of gross leasable floor area.	5 spaces per 100m^2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m^2 of gross leasable floor area.	6 spaces per 100m^2 of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component	Dwelling with no separate	None specified.	City Living Zone

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

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

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

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

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate **Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.**
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m^2 of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m^2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m^2 of gross leasable floor area for visitors.
Pre-school	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m^2 of gross leasable floor area plus 1 space for every 600m^2 of gross leasable floor area for customers.

Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.

Schedule to Table 3

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

Waste Treatment and Management Facilities

Assessment Provisions (AP)

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

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

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

PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.

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

PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient	DTS/DPF 1.4 None are applicable.

to satisfy the living requirements of workers.	

No criteria applies to this land use. Please check the definition of the land use for further detail.